

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Jovita-Algona-Pacific / 55

Previous Physical Inspection: 2000

Improved Sales:

Number of Sales: 847

Range of Sale Dates: 1/2003 - 11/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$60,700	\$165,900	\$226,600	\$243,100	93.2%	9.73%
2005 Value	\$63,700	\$176,000	\$239,700	\$243,100	98.6%	9.75%
Change	+\$3,000	+\$10,100	+\$13,100		+5.4%	-0.02%
% Change	+4.9%	+6.1%	+5.8%		+5.8%	-0.23%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.02% and -0.23% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$64,500	\$149,300	\$213,800
2005 Value	\$67,700	\$158,400	\$226,100
Percent Change	+5.0%	+6.1%	+5.8%

Number of one to three unit residences in the Population: 5957

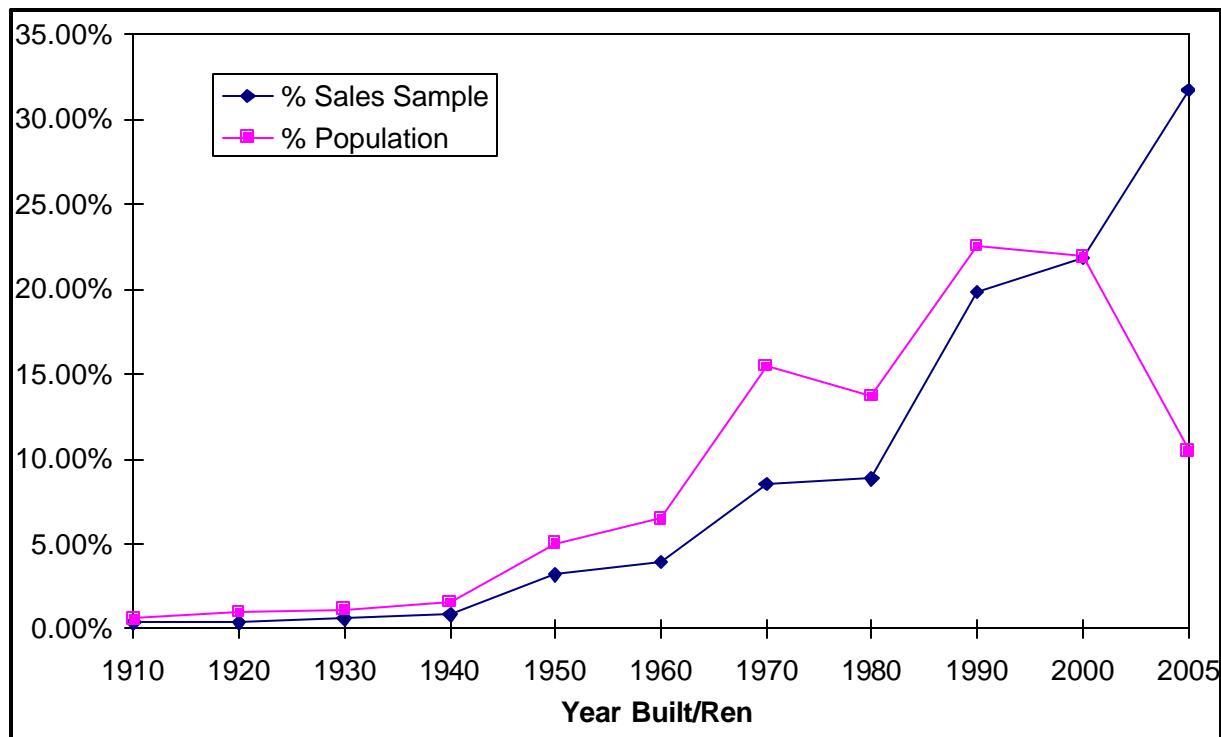
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based model was not applicable in this area. Therefore an overall annual market adjustment of 1.06 was used thus improving the assessment level. This area will be physically inspected in 2006.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.35%
1920	3	0.35%
1930	5	0.59%
1940	7	0.83%
1950	27	3.19%
1960	33	3.90%
1970	72	8.50%
1980	75	8.85%
1990	168	19.83%
2000	185	21.84%
2005	269	31.76%
	847	

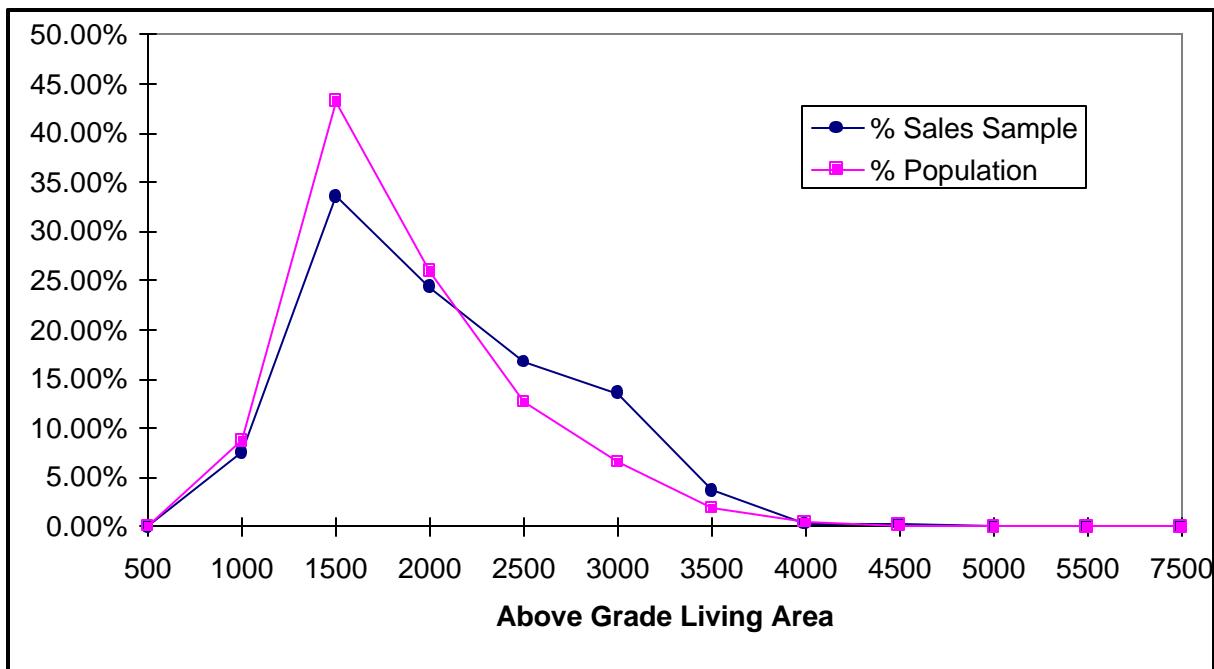
Population		
Year Built/Ren	Frequency	% Population
1910	35	0.59%
1920	59	0.99%
1930	69	1.16%
1940	94	1.58%
1950	300	5.04%
1960	387	6.50%
1970	923	15.49%
1980	817	13.71%
1990	1342	22.53%
2000	1306	21.92%
2005	625	10.49%
	5957	



Sales of homes built between 1950 and 1990 are under represented in this sample. Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

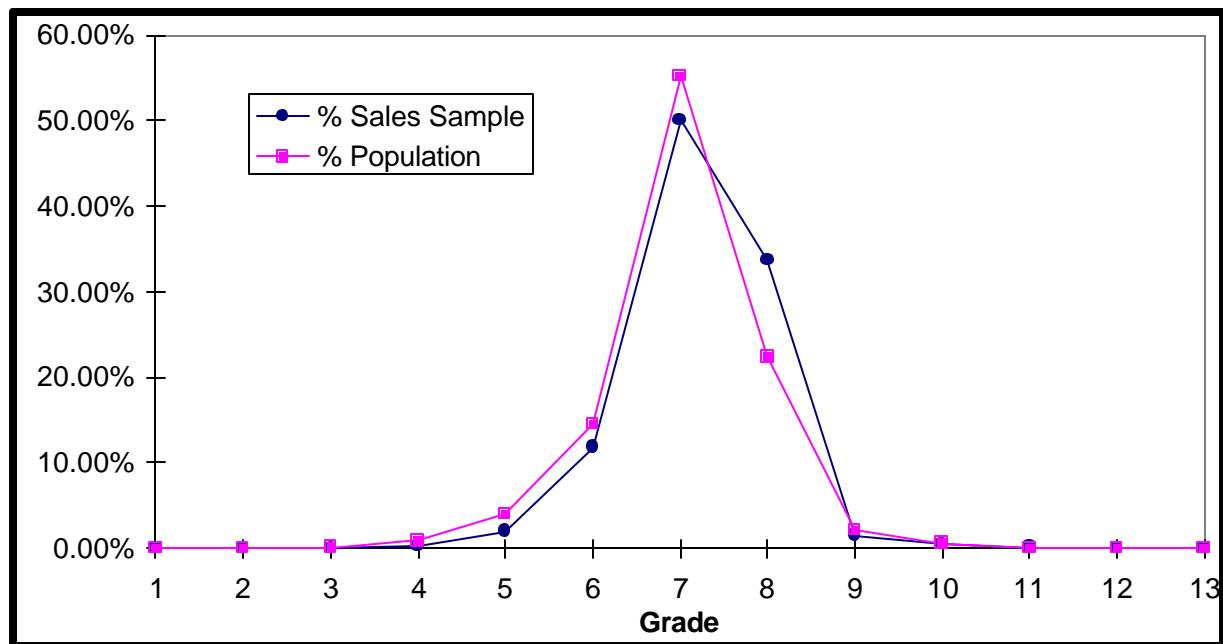
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	8	0.13%
1000	64	7.56%	1000	521	8.75%
1500	284	33.53%	1500	2573	43.19%
2000	206	24.32%	2000	1546	25.95%
2500	142	16.77%	2500	757	12.71%
3000	115	13.58%	3000	396	6.65%
3500	31	3.66%	3500	113	1.90%
4000	2	0.24%	4000	29	0.49%
4500	3	0.35%	4500	9	0.15%
5000	0	0.00%	5000	2	0.03%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	7500	2	0.03%
	847			5957	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

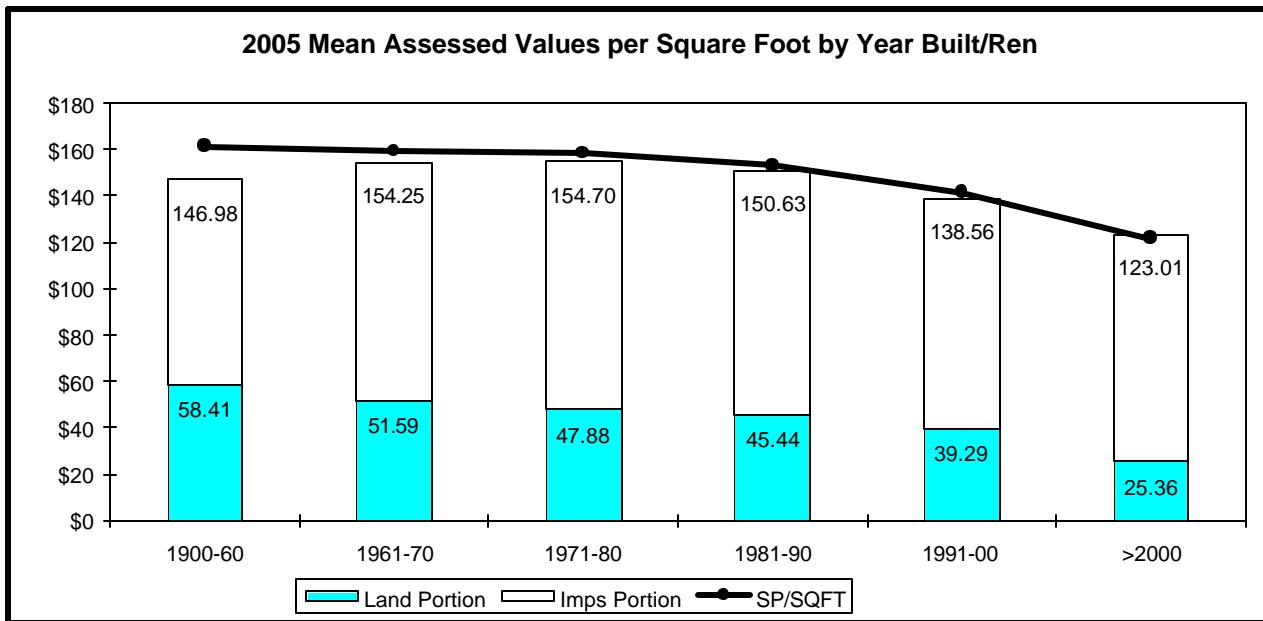
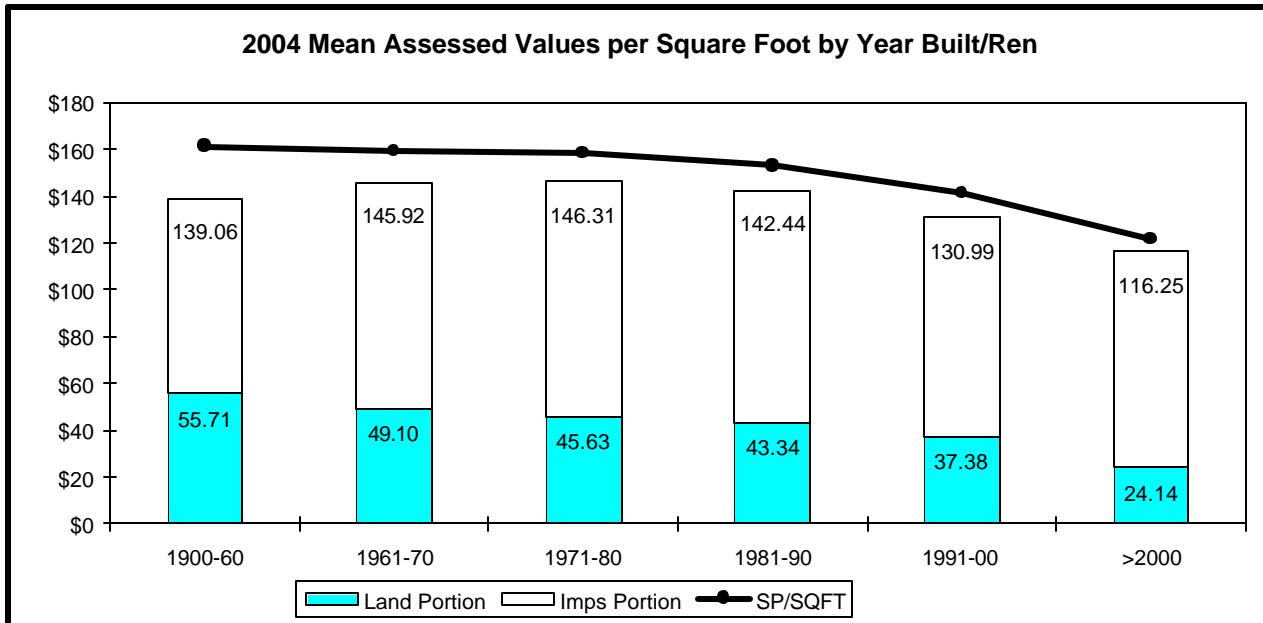
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.02%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	6	0.10%
4	2	0.24%	4	54	0.91%
5	17	2.01%	5	238	4.00%
6	100	11.81%	6	870	14.60%
7	424	50.06%	7	3289	55.21%
8	286	33.77%	8	1333	22.38%
9	13	1.53%	9	128	2.15%
10	4	0.47%	10	34	0.57%
11	1	0.12%	11	2	0.03%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
	847			5957	



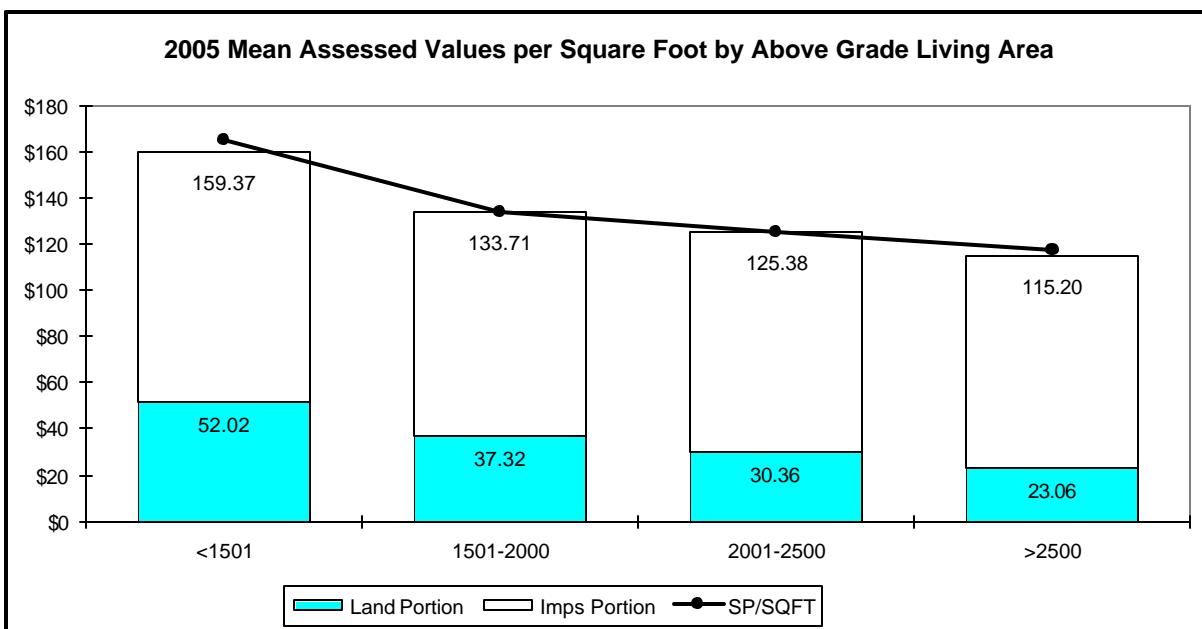
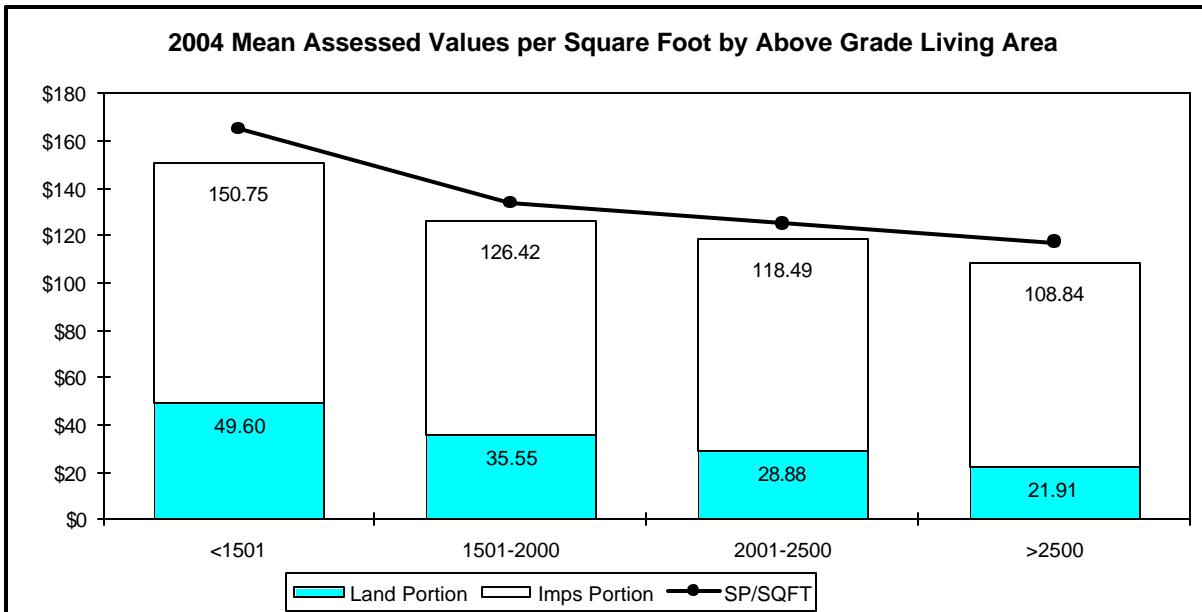
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



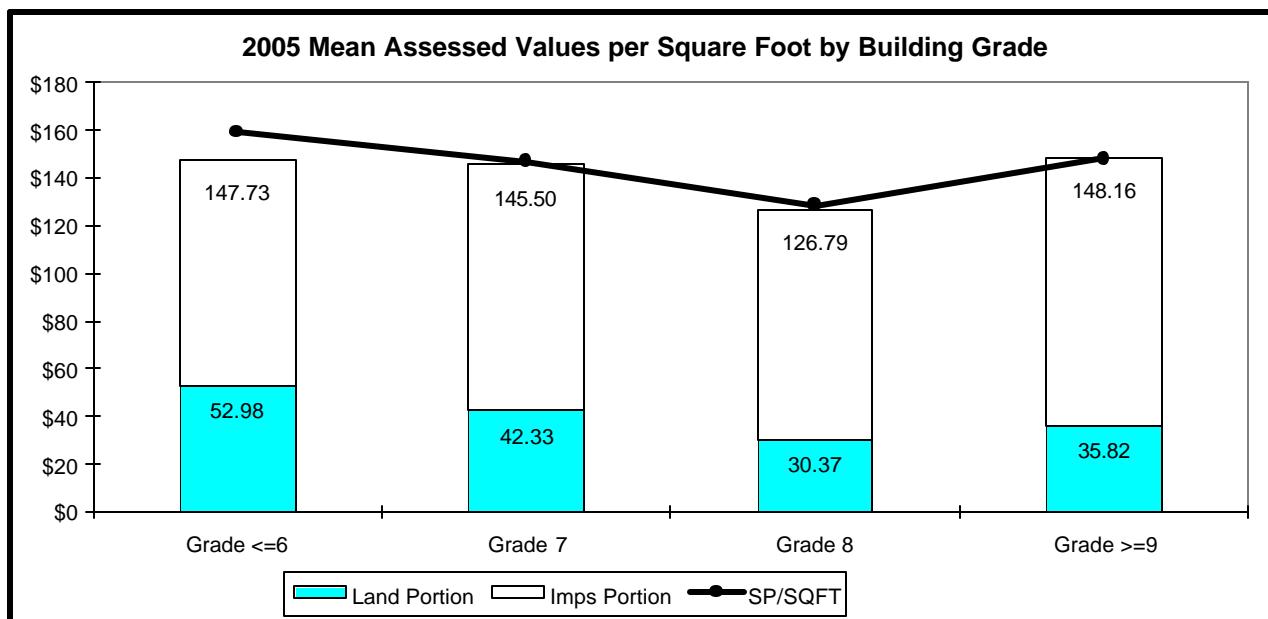
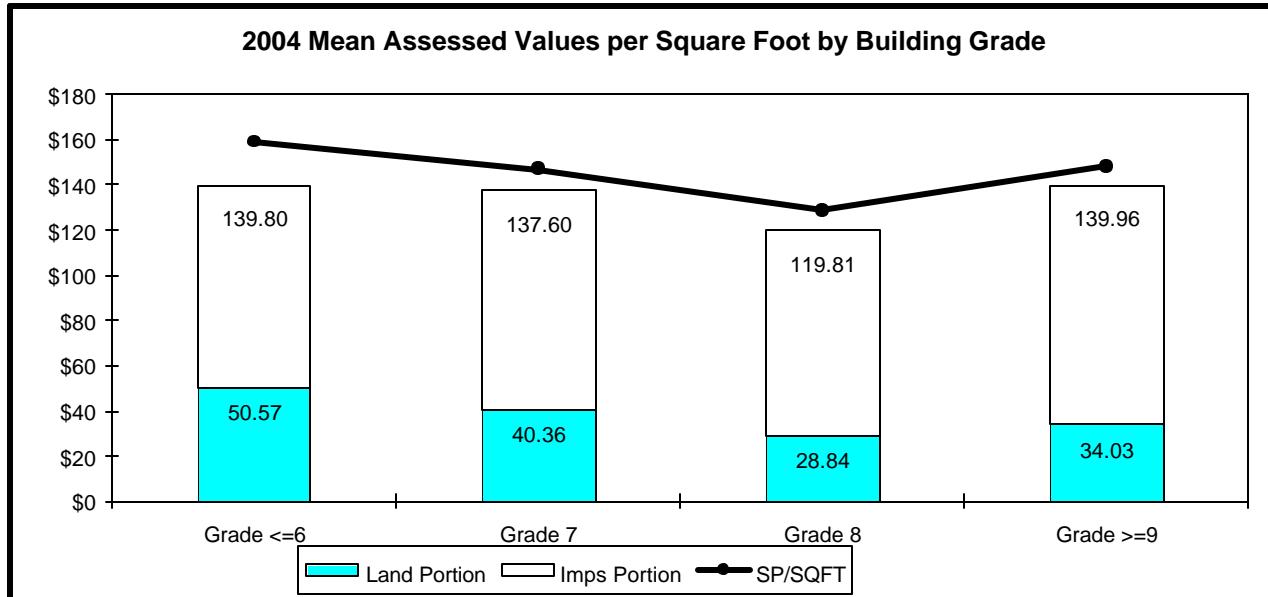
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 11/12/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 20, 2005 to test the resultant assessment level using later 2004 sales. There were 48 additional usable sales. The weighted mean ratio dropped from 0.986 to 0.982 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 73 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.0% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.058, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 847 usable residential sales in the area.

The analysis results showed that characteristic -based and neighborhood-based variables are unsuited to use in this area using the sales available. Therefore an overall annual market adjustment of 1.06 was used thus improving equalization.

Improved Parcel Update (continued)

The analysis results showed that characteristic based and neighborhood based variables are unsuited to use in this area using the sales available. Therefore, an overall annual market adjustment of 1.06 was used thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / 0.943396226$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.061)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, (2005 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.061, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 55 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall with no additional adjustments

6.00%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

An overall single adjustment was selected for area 55.

*This area will be physically inspected in 2006.

100% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 55 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	119	0.887	0.937	5.7%	0.917	0.957
7	424	0.942	0.997	5.7%	0.988	1.005
8	286	0.931	0.985	5.8%	0.974	0.997
>=9	18	0.954	1.010	5.9%	0.954	1.066
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1960	78	0.875	0.925	5.7%	0.899	0.951
1961-1970	72	0.916	0.969	5.7%	0.946	0.991
1971-1980	75	0.929	0.982	5.7%	0.960	1.004
1981-1990	168	0.930	0.984	5.8%	0.970	0.997
1991-2000	185	0.927	0.981	5.8%	0.970	0.992
>2000	269	0.951	1.006	5.8%	0.995	1.018
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair/Average	756	0.933	0.987	5.8%	0.980	0.994
Good/Very Good	91	0.921	0.974	5.7%	0.951	0.997
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	380	0.909	0.961	5.7%	0.951	0.971
1.5	31	0.901	0.952	5.7%	0.899	1.005
2+	436	0.949	1.004	5.8%	0.996	1.012
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1501	348	0.917	0.970	5.7%	0.960	0.980
1501-2000	206	0.944	0.999	5.8%	0.987	1.011
2001-2500	142	0.947	1.003	5.8%	0.986	1.019
>2500	151	0.928	0.983	5.8%	0.965	1.000

Area 55 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

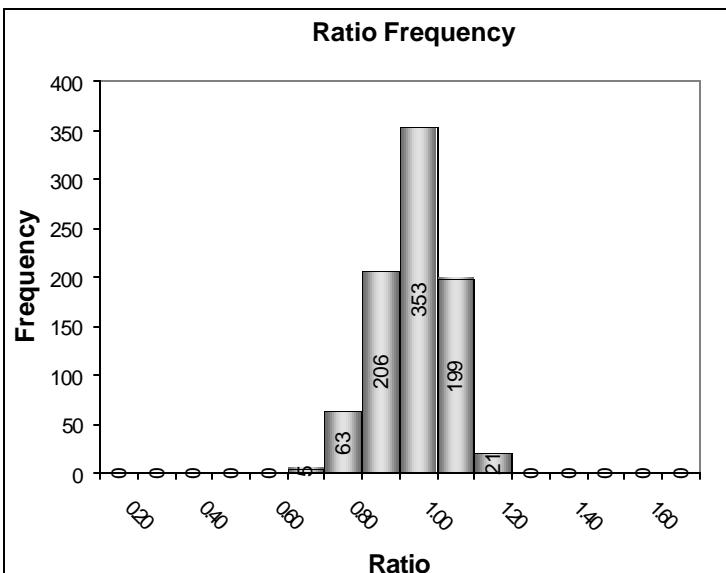
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	820	0.932	0.986	5.8%	0.979	0.992
Y	27	0.934	0.989	5.8%	0.941	1.038
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	829	0.931	0.985	5.8%	0.978	0.992
Y	18	0.958	1.015	5.9%	0.951	1.078
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
15	340	0.954	1.009	5.8%	1.000	1.019
16	147	0.928	0.981	5.8%	0.967	0.996
17	55	0.930	0.983	5.7%	0.958	1.007
18	158	0.874	0.924	5.8%	0.908	0.941
19	147	0.956	1.011	5.7%	0.996	1.027
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<8001	340	0.938	0.993	5.8%	0.982	1.003
08001-12000	325	0.936	0.990	5.8%	0.980	1.000
12001-16000	71	0.918	0.971	5.7%	0.949	0.992
16001-20000	37	0.919	0.972	5.8%	0.933	1.011
20001-30000	32	0.914	0.966	5.8%	0.927	1.006
>30000	42	0.906	0.958	5.8%	0.923	0.994

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: Southwest District 3 / Team - 3	Lien Date: 01/01/2004	Date of Report: 01/05/2005	Sales Dates: 1/1/2003 - 11/12/2004
Area Jovita-Algona-Pacific	Appr ID: TGUN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	847		
Mean Assessed Value	226,600		
Mean Sales Price	243,100		
Standard Deviation AV	62,352		
Standard Deviation SP	67,033		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.936		
Median Ratio	0.944		
Weighted Mean Ratio	0.932		
UNIFORMITY			
Lowest ratio	0.678		
Highest ratio:	1.167		
Coefficient of Dispersion	7.71%		
Standard Deviation	0.091		
Coefficient of Variation	9.73%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.934		
Upper limit	0.953		
95% Confidence: Mean			
Lower limit	0.930		
Upper limit	0.942		
SAMPLE SIZE EVALUATION			
N (population size)	5957		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.091		
Recommended minimum:	13		
Actual sample size:	847		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	399		
# ratios above mean:	448		
Z:	1.684		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



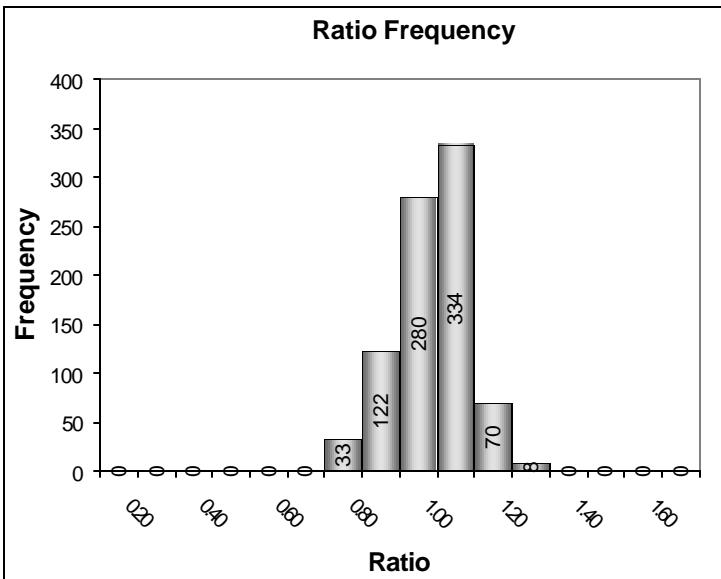
COMMENTS:

1 to 3 Unit Residences throughout area 55

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: Southwest District 3 / Team - 3	Lien Date: 01/01/2005	Date of Report: 01/05/2005	Sales Dates: 1/1/2003 - 11/12/2004
Area Jovita-Algona-Pacific	Appr ID: TGUN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	847		
Mean Assessed Value	239,700		
Mean Sales Price	243,100		
Standard Deviation AV	66,097		
Standard Deviation SP	67,033		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.990		
Median Ratio	1.000		
Weighted Mean Ratio	0.986		
UNIFORMITY			
Lowest ratio	0.719		
Highest ratio:	1.233		
Coefficient of Dispersion	7.72%		
Standard Deviation	0.096		
Coefficient of Variation	9.75%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.988		
Upper limit	1.008		
95% Confidence: Mean			
Lower limit	0.983		
Upper limit	0.996		
SAMPLE SIZE EVALUATION			
N (population size)	5957		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.096		
Recommended minimum:	15		
Actual sample size:	847		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	397		
# ratios above mean:	450		
Z:	1.821		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 55

The assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	946220	0015	7/22/04	\$130,000	810	0	4	1942	2	18600	N	N	4311 S 342ND ST
015	404570	0404	4/13/04	\$165,000	760	0	5	1994	3	20000	N	N	35262 34TH AV S
015	332104	9055	4/16/03	\$165,000	980	0	5	1963	4	10290	N	N	2905 S 368TH ST
015	606460	0121	6/8/04	\$304,500	1200	0	5	1932	3	74052	N	Y	34629 46TH AV S
015	926280	0324	5/21/04	\$197,950	1390	0	5	1989	3	9800	N	N	32811 56TH AV S
015	234550	0240	9/15/03	\$154,000	770	0	6	1981	3	8717	N	N	36227 21ST PL S
015	234550	0030	6/9/04	\$167,000	810	0	6	1981	3	10369	N	N	2031 S 363RD PL
015	234550	0340	9/16/03	\$148,000	830	0	6	1981	3	7262	N	N	36206 20TH PL S
015	926280	0352	1/16/04	\$190,499	880	170	6	1963	3	14104	N	N	32849 56TH AV S
015	375060	0016	7/15/03	\$255,000	890	400	6	1951	3	49486	N	N	4515 S 362ND ST
015	219060	1151	8/18/03	\$265,000	900	860	6	1937	4	33600	Y	N	35106 30TH AV S
015	234550	0090	5/19/04	\$195,000	920	480	6	1981	3	8187	N	N	36310 21ST CT S
015	234550	0290	8/28/03	\$188,000	920	480	6	1981	3	7575	N	N	36234 20TH PL S
015	234550	0120	9/9/04	\$187,000	920	480	6	1981	3	7218	N	N	36226 21ST PL S
015	234550	0270	2/18/04	\$189,000	920	520	6	1981	3	7307	N	N	2030 S 363RD PL
015	234550	0160	4/23/03	\$171,500	940	490	6	1982	3	6610	N	N	36202 21ST PL S
015	234550	0180	4/30/03	\$160,900	940	480	6	1981	3	6610	N	N	2108 S 362ND CT
015	234550	0260	1/26/04	\$163,000	960	0	6	1981	3	8660	N	N	2038 S 363RD PL
015	404570	0535	9/24/04	\$152,500	1000	0	6	1960	3	15080	N	N	3724 S 352ND ST
015	219160	0780	6/18/04	\$189,000	1050	0	6	1984	3	9000	N	N	2624 S 349TH ST
015	926280	0351	8/26/04	\$120,000	1080	120	6	1963	3	10140	N	N	32835 56TH AV S
015	282104	9091	10/28/04	\$226,900	1140	0	6	1949	3	64033	N	N	36329 28TH AV S
015	152104	9138	3/18/04	\$275,000	1180	0	6	1944	3	82328	N	N	33030 MILITARY RD S
015	273000	0050	3/8/04	\$158,000	1180	0	6	1961	3	10639	N	N	4802 S 349TH ST
015	926280	0255	3/7/03	\$255,000	1270	0	6	1936	4	52769	N	N	32626 46TH PL S
015	242260	0020	1/2/04	\$169,900	1300	0	6	1961	3	22266	N	N	34225 42ND AV S
015	404570	0391	2/6/04	\$228,000	1320	0	6	1950	4	18900	N	N	3222 S 356TH ST
015	926280	0349	9/2/04	\$195,500	1350	0	6	1957	3	16100	N	N	32929 56TH AV S
015	152104	9031	7/23/04	\$243,000	1400	940	6	1977	3	30492	N	N	32122 46TH PL S
015	506640	0240	1/29/03	\$189,500	1420	0	6	1963	3	39715	N	N	4515 S 338TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	506640	0100	11/4/03	\$230,000	1500	0	6	1963	4	42690	N	N	4514 S 338TH ST
015	926280	0123	10/1/04	\$243,000	1820	0	6	1946	4	17850	N	N	32205 56TH AV S
015	926280	0128	4/8/03	\$349,950	2310	0	6	1960	4	195105	N	N	32204 51ST AV S
015	513100	0460	10/15/03	\$174,000	850	0	7	1983	3	8577	N	N	36321 25TH PL S
015	273080	0100	8/31/04	\$163,400	880	0	7	1962	2	9763	N	N	34014 42ND AV S
015	226800	0190	6/19/03	\$161,000	910	0	7	1968	3	13875	N	N	36405 25TH AV S
015	403100	0460	5/17/04	\$179,950	920	0	7	1962	3	9812	N	N	34021 40TH AV S
015	513100	0350	5/24/04	\$189,000	940	0	7	1983	3	7024	N	N	36233 26TH AV S
015	513100	0610	10/16/03	\$164,900	940	0	7	1982	3	7500	N	N	36101 25TH PL S
015	403100	0270	10/28/03	\$187,500	960	920	7	1962	4	9609	N	N	34205 39TH AV S
015	513100	0200	3/21/03	\$161,000	960	0	7	1984	3	8339	N	N	36014 24TH CT S
015	236800	0105	5/28/04	\$184,900	1000	0	7	1961	3	9825	N	N	32105 39TH AV S
015	219060	1049	6/11/04	\$179,950	1010	0	7	1973	3	10000	N	N	3009 S 349TH ST
015	219160	0720	6/19/03	\$190,000	1020	340	7	1983	3	6000	N	N	34827 27TH AV S
015	790540	0020	8/30/04	\$175,000	1030	0	7	1968	3	9800	N	N	5113 S 329TH PL
015	286810	0010	3/13/03	\$166,000	1030	0	7	1961	4	11970	N	N	32930 51ST AV S
015	010050	0280	2/23/04	\$224,500	1050	960	7	1994	3	7816	N	N	2412 S 354TH ST
015	513100	0070	7/17/03	\$165,000	1070	0	7	1983	3	7236	N	N	36227 24TH PL S
015	273080	0310	9/27/04	\$174,950	1080	0	7	1963	3	9752	N	N	34036 44TH AV S
015	375060	0959	6/19/03	\$291,500	1080	0	7	1956	3	20460	N	Y	36725 MILITARY RD S
015	513100	0180	8/13/04	\$199,000	1090	0	7	1982	3	8183	N	N	36011 24TH CT S
015	236800	0100	9/10/03	\$192,000	1100	0	7	1961	4	9694	N	N	32111 39TH AV S
015	404570	0616	7/14/04	\$230,000	1100	0	7	1977	3	33500	N	N	35631 39TH AV S
015	219160	0710	8/15/03	\$200,000	1100	580	7	1980	3	9000	N	N	34815 27TH AV S
015	432230	0390	11/19/03	\$169,950	1100	0	7	1968	3	10032	N	N	35775 26TH AV S
015	926280	0041	4/18/03	\$174,600	1120	0	7	1967	3	9464	N	N	31648 51ST AV S
015	946220	0005	8/27/03	\$180,000	1130	0	7	1963	3	9299	N	N	4225 S 342ND ST
015	790540	0130	5/26/04	\$195,315	1140	0	7	1968	4	9800	N	N	5136 S 329TH PL
015	608500	0130	6/20/03	\$160,000	1140	0	7	1967	3	9639	N	N	5624 S 324TH PL
015	513100	0050	4/24/03	\$181,500	1150	0	7	1983	3	7236	N	N	36301 24TH PL S
015	152104	9147	9/3/04	\$173,000	1160	0	7	1967	2	9147	N	N	32440 MILITARY RD S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	386144	0410	4/12/04	\$225,000	1160	650	7	1988	3	7560	N	N	2322 S 357TH ST
015	386145	0350	3/26/04	\$222,000	1160	770	7	1989	3	7200	N	N	35428 26TH AV S
015	201920	0320	11/1/03	\$170,000	1160	300	7	1985	3	8300	N	N	2620 S 366TH PL
015	926280	0003	5/10/04	\$195,000	1180	0	7	1967	3	16000	N	N	5111 S 316TH ST
015	236810	0100	8/22/03	\$212,950	1180	600	7	1966	4	9744	N	N	32218 39TH AV S
015	404570	0190	3/29/04	\$269,950	1200	1200	7	1962	3	16500	N	N	35227 34TH AV S
015	325800	0040	5/3/04	\$228,000	1200	500	7	1960	4	17400	N	N	33442 35TH AV S
015	282104	9138	4/23/04	\$230,000	1200	150	7	1968	4	12840	N	N	35906 24TH AV S
015	152104	9115	9/17/03	\$226,000	1200	1200	7	1963	4	16988	N	N	32249 46TH PL S
015	403110	0600	5/1/03	\$167,000	1210	0	7	1963	4	9559	N	N	4512 S 352ND ST
015	219060	0015	5/14/04	\$188,000	1220	680	7	1980	3	12000	N	N	34821 29TH AV S
015	432230	0320	3/26/04	\$218,000	1250	680	7	1966	3	10400	N	N	35736 26TH AV S
015	219060	0010	2/27/04	\$180,000	1250	0	7	1980	3	12000	N	N	34815 29TH AV S
015	513100	0480	9/29/04	\$219,000	1260	0	7	1983	3	7201	N	N	2513 S 363RD ST
015	404570	0065	9/10/03	\$325,000	1260	490	7	1982	3	21680	N	Y	34917 37TH AV S
015	403170	0280	2/6/04	\$329,000	1260	1000	7	1963	3	13000	Y	Y	3821 S 345TH ST
015	386145	0050	11/6/03	\$194,950	1270	0	7	1988	3	7207	N	N	35408 27TH AV S
015	512880	0240	8/18/04	\$265,000	1280	960	7	1988	3	7200	N	N	36115 23RD PL S
015	614360	0055	2/19/03	\$365,000	1280	840	7	1958	3	19840	Y	Y	32845 38TH AV S
015	926280	0361	8/21/03	\$178,400	1280	780	7	1958	3	29500	N	N	32920 51ST AV S
015	115070	0070	9/21/04	\$223,000	1290	0	7	1996	3	7719	N	N	2632 S 362ND PL
015	282410	0020	4/27/04	\$210,000	1290	610	7	1969	4	10080	N	N	32455 42ND PL S
015	401440	0331	11/8/04	\$221,000	1290	550	7	1969	4	12495	N	N	31830 44TH AV S
015	010050	0030	6/23/03	\$192,000	1290	0	7	1994	3	6600	N	N	2517 S 355TH PL
015	242260	0057	10/27/03	\$162,000	1300	0	7	1962	4	9000	N	N	3912 S 344TH ST
015	432230	0480	4/8/04	\$188,000	1300	710	7	1967	3	11375	N	N	35705 26TH AV S
015	513100	0540	4/7/04	\$221,000	1310	420	7	1985	3	7236	N	N	36210 24TH PL S
015	242200	0005	8/6/04	\$197,250	1320	0	7	1988	3	15000	N	N	3711 S 344TH ST
015	375160	1811	6/18/03	\$181,350	1320	0	7	1975	3	10504	N	N	4203 S 352ND ST
015	873260	0050	8/21/03	\$169,000	1320	0	7	1968	3	9516	N	N	34018 45TH PL S
015	386144	0270	5/14/03	\$192,000	1320	0	7	1988	3	8405	N	N	35825 23RD PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	513100	0570	3/5/04	\$215,000	1330	380	7	1986	3	7236	N	N	36132 24TH PL S
015	282104	9131	3/18/04	\$192,500	1370	0	7	1959	3	13068	N	N	2910 S 368TH ST
015	201920	0020	7/8/04	\$232,000	1370	420	7	1986	3	8443	N	N	36601 25TH AV S
015	236810	0120	2/23/04	\$215,000	1370	800	7	1967	3	10500	N	N	32234 39TH AV S
015	282104	9131	2/28/03	\$175,000	1370	0	7	1959	3	13068	N	N	2910 S 368TH ST
015	375160	2796	9/14/04	\$240,000	1370	530	7	1977	3	37368	N	N	35432 44TH AV S
015	790540	0160	11/7/03	\$160,000	1370	0	7	1968	3	9800	N	N	5112 S 329TH PL
015	201920	0230	4/8/03	\$221,500	1380	0	7	1981	3	8695	N	N	2731 S 366TH PL
015	152104	9104	5/20/04	\$192,000	1380	240	7	1962	3	10018	N	N	32844 46TH PL S
015	115070	0060	6/26/03	\$206,500	1380	0	7	1996	3	5820	N	N	2630 S 362ND PL
015	403100	0260	3/24/04	\$190,000	1380	350	7	1962	4	9610	N	N	34033 39TH AV S
015	769600	0120	5/4/04	\$194,950	1380	480	7	1963	4	9592	N	N	31822 47TH AV S
015	010340	0150	2/26/03	\$184,950	1380	0	7	1989	3	8942	N	N	35213 26TH CT S
015	201920	0280	4/29/03	\$180,000	1380	410	7	1985	3	8300	N	N	2714 S 366TH PL
015	512880	0150	3/19/03	\$188,950	1400	0	7	1988	3	7813	N	N	36108 22ND PL S
015	513100	0560	6/4/03	\$183,000	1400	0	7	1985	3	7236	N	N	36138 24TH PL S
015	219160	0510	4/18/03	\$214,000	1410	740	7	1980	3	12000	N	N	35128 26TH AV S
015	201920	0460	6/9/03	\$225,000	1420	510	7	1983	3	8865	N	N	2631 S 366TH PL
015	201920	0620	3/12/04	\$195,000	1420	0	7	1986	3	9261	N	N	36630 25TH AV S
015	926280	0044	9/3/04	\$190,000	1420	450	7	1978	3	12305	N	N	5105 S 317TH ST
015	176155	0010	2/24/04	\$216,500	1430	0	7	1969	3	11875	N	N	35327 28TH AV S
015	010340	0400	5/19/03	\$196,000	1430	0	7	1989	3	7260	N	N	2627 S 353RD ST
015	512880	0090	7/6/04	\$259,900	1450	520	7	1989	3	7201	N	N	2233 S 361ST ST
015	010340	0270	8/6/04	\$214,000	1450	0	7	1989	3	7219	N	N	2528 S 354TH ST
015	386145	0270	9/29/04	\$255,000	1460	1300	7	1988	3	7095	N	N	35417 26TH PL S
015	386145	0270	1/28/03	\$234,000	1460	1300	7	1988	3	7095	N	N	35417 26TH PL S
015	946220	0040	10/20/04	\$190,000	1490	0	7	1954	3	9300	N	N	4314 S 343RD ST
015	386144	0040	7/8/04	\$217,950	1490	0	7	1988	3	8399	N	N	35726 23RD PL S
015	614360	0580	3/26/03	\$169,950	1490	0	7	1962	3	10125	N	N	3923 S 328TH ST
015	386144	0170	1/26/04	\$219,950	1500	0	7	1988	3	10109	N	N	35926 23RD PL S
015	926280	0188	8/26/04	\$170,000	1510	0	7	1963	3	11600	N	N	32448 46TH PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	386145	0160	7/7/03	\$200,000	1520	0	7	1989	3	7503	N	N	2648 S 355TH PL
015	152104	9039	11/12/03	\$214,950	1530	0	7	1963	3	16552	N	N	32461 MILITARY RD S
015	614360	0209	1/8/03	\$173,150	1540	0	7	1962	3	9630	N	N	3634 S 334TH ST
015	386150	0340	2/25/04	\$223,852	1580	0	7	1988	3	6620	N	N	2401 S 359TH ST
015	403170	0420	4/7/04	\$317,500	1590	0	7	1966	4	17409	Y	Y	4201 S 344TH ST
015	010340	0160	6/22/04	\$227,000	1590	0	7	1991	3	7748	N	N	35219 26TH CT S
015	010050	0180	2/5/04	\$195,000	1610	0	7	1994	3	7470	N	N	35410 25TH PL S
015	152104	9096	7/18/03	\$205,000	1620	0	7	1961	4	15246	N	N	32604 39TH AV S
015	010050	0330	2/11/04	\$240,000	1630	0	7	1994	3	7201	N	N	2415 S 354TH ST
015	386144	0190	5/27/04	\$230,000	1630	0	7	1988	3	8790	N	N	35929 23RD PL S
015	386144	0370	3/25/03	\$209,000	1630	0	7	1988	3	7350	N	N	35705 23RD PL S
015	010340	0300	12/15/03	\$229,900	1650	0	7	1989	3	7857	N	N	2510 S 354TH ST
015	386145	0370	2/21/03	\$210,000	1660	0	7	1990	3	7200	N	N	35416 26TH AV S
015	010050	0350	9/16/04	\$238,000	1680	0	7	1994	3	7211	N	N	2423 S 354TH ST
015	010340	0290	12/5/03	\$215,000	1680	0	7	1989	3	7349	N	N	2518 S 354TH ST
015	432230	0460	7/15/04	\$224,000	1690	0	7	1987	3	10375	N	N	35723 26TH AV S
015	386144	0260	3/20/03	\$215,000	1690	0	7	1988	3	8402	N	N	35831 23RD PL S
015	432230	0460	4/11/03	\$196,000	1690	0	7	1987	3	10375	N	N	35723 26TH AV S
015	115070	0150	6/8/04	\$241,000	1720	0	7	1996	3	6518	N	N	2641 S 362ND PL
015	386150	0350	8/24/04	\$242,950	1730	0	7	1988	3	6606	N	N	2409 S 359TH ST
015	789385	0180	11/3/03	\$245,950	1730	0	7	1997	3	6238	N	N	3025 S 363RD ST
015	115070	0210	9/26/03	\$237,500	1730	0	7	1996	3	6960	N	N	2601 S 362ND PL
015	512880	0020	3/21/03	\$234,000	1740	0	7	1996	3	7200	N	N	2206 S 361ST ST
015	375160	1819	2/7/03	\$230,501	1740	0	7	1999	3	17161	N	N	35300 42ND AV S
015	010050	0210	2/17/04	\$252,950	1750	0	7	1994	3	10318	N	N	35217 25TH PL S
015	219060	0475	2/21/03	\$265,000	1780	0	7	1974	3	21000	N	N	35127 30TH AV S
015	512880	0260	7/1/04	\$243,950	1790	0	7	1989	3	7296	N	N	36107 23RD PL S
015	386144	0200	10/8/03	\$235,000	1790	0	7	1988	3	10327	N	N	35925 23RD PL S
015	010050	0160	5/20/04	\$236,000	1790	0	7	1994	3	7125	N	N	35424 25TH PL S
015	386150	0020	1/16/04	\$232,000	1800	0	7	1987	3	7952	N	N	35900 25TH PL S
015	386144	0390	4/30/04	\$225,000	1800	0	7	1988	3	9834	N	N	2312 S 357TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	789385	0070	10/17/04	\$278,000	1840	0	7	1997	3	9566	N	N	36313 31ST PL S
015	506640	0520	9/28/04	\$498,950	1860	750	7	1992	3	101494	Y	Y	34243 45TH AV S
015	115070	0140	9/22/04	\$245,500	1870	0	7	1996	3	6760	N	N	2647 S 362ND PL
015	512880	0010	4/30/04	\$245,000	1890	0	7	1999	3	7200	N	N	2200 S 361ST ST
015	386144	0350	9/16/04	\$260,000	1930	0	7	1988	3	8427	N	N	35717 23RD PL S
015	010340	0120	7/29/03	\$224,000	1930	0	7	1989	3	7212	N	N	35212 26TH CT S
015	201920	0060	5/28/03	\$218,000	1930	0	7	1984	3	7698	N	N	36633 25TH AV S
015	512880	0230	4/23/03	\$219,450	1990	0	7	1989	3	7681	N	N	36119 23RD PL S
015	432230	0150	5/24/04	\$219,950	2000	0	7	1962	3	12103	N	N	35774 27TH AV S
015	386150	0360	10/1/04	\$270,000	2040	0	7	1988	4	6606	N	N	2417 S 359TH ST
015	375060	7267	3/2/04	\$275,048	2040	0	7	2004	3	14400	N	N	37208 34TH AV S
015	375060	7275	3/8/04	\$249,950	2040	0	7	2004	3	9600	N	N	37216 34TH AV S
015	606460	0260	3/27/03	\$319,000	2050	0	7	1981	4	94960	N	N	4604 S 352ND ST
015	132950	0150	7/15/03	\$247,461	2080	0	7	2003	3	4700	N	N	5530 S 320TH ST
015	132950	0050	5/13/03	\$242,950	2080	0	7	2003	3	5000	N	N	5419 S 319TH ST
015	132950	0160	3/21/03	\$240,950	2080	0	7	2003	3	4700	N	N	5518 S 320TH ST
015	132950	0080	7/23/03	\$242,950	2090	0	7	2003	3	5000	N	N	5515 S 319TH ST
015	132950	0040	5/15/03	\$237,950	2090	0	7	2003	3	5000	N	N	5413 S 319TH ST
015	132950	0180	4/29/03	\$234,950	2100	0	7	2003	3	4700	N	N	5506 S 320TH ST
015	614360	0020	9/18/03	\$365,000	2110	640	7	1959	4	19600	Y	Y	32817 38TH AV S
015	375160	2876	2/2/04	\$249,950	2120	0	7	2004	3	15336	N	N	4321 S 356TH ST
015	132950	0200	7/30/03	\$235,950	2130	0	7	2003	3	5820	N	N	5503 S 319TH ST
015	132950	0070	5/1/03	\$238,950	2170	0	7	2003	3	5000	N	N	5431 S 319TH ST
015	789385	0160	10/29/03	\$259,000	2270	0	7	1997	3	6075	N	N	3013 S 363RD ST
015	132950	0030	6/9/03	\$259,985	2310	0	7	2003	3	5000	N	N	5335 S 319TH ST
015	132950	0170	3/7/03	\$251,950	2310	0	7	2003	3	5000	N	N	5512 S 320TH ST
015	132950	0190	3/11/03	\$250,000	2310	0	7	2003	3	4500	N	N	5500 S 320TH ST
015	132950	0130	7/29/03	\$259,950	2450	0	7	2003	3	6427	N	N	5509 S 319TH ST
015	332104	9105	11/1/04	\$334,950	2470	0	7	2000	3	9529	N	N	2911 S 368TH ST
015	332104	9105	11/17/03	\$305,000	2470	0	7	2000	3	9529	N	N	2911 S 368TH ST
015	132950	0060	4/21/03	\$262,950	2470	0	7	2003	3	5000	N	N	5425 S 319TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	242200	0025	8/24/04	\$320,000	2510	0	7	1987	3	16289	Y	N	34523 38TH AV S
015	404570	0655	2/2/04	\$218,000	2540	0	7	1933	5	37356	N	N	3700 S 360TH ST
015	132950	0020	10/1/04	\$314,000	2600	0	7	2003	3	5000	N	N	5329 S 319TH ST
015	132950	0090	9/18/03	\$285,943	2600	0	7	2003	3	5000	N	N	5521 S 319TH ST
015	132950	0020	2/17/03	\$280,765	2600	0	7	2003	3	5000	N	N	5329 S 319TH ST
015	132950	0110	8/5/03	\$279,500	2600	0	7	2003	3	5482	N	N	5533 S 319TH ST
015	132950	0010	2/10/03	\$276,950	2600	0	7	2003	3	5098	N	N	5323 S 319TH ST
015	132950	0120	8/5/03	\$273,950	2600	0	7	2003	3	8572	N	N	5524 S 320TH ST
015	132950	0140	2/24/03	\$271,950	2600	0	7	2003	3	5288	N	N	15536 S 320TH ST
015	614360	0305	5/26/04	\$489,000	2970	0	7	1988	3	20286	Y	Y	33415 33RD PL S
015	606460	0100	9/22/04	\$436,482	1270	1270	8	1969	4	62726	Y	Y	4503 S 346TH ST
015	926280	0046	5/14/04	\$264,000	1350	730	8	2004	3	4510	N	N	31742 51ST CT S
015	669930	0020	7/17/03	\$279,950	1380	960	8	2003	3	6812	N	N	31823 52ND AV S
015	404570	0505	11/13/03	\$195,950	1450	0	8	1977	3	12480	N	N	3801 S 348TH ST
015	404570	0200	9/5/03	\$366,500	1610	500	8	1982	3	23400	N	Y	35219 34TH AV S
015	152104	9189	10/27/04	\$238,950	1680	0	8	1978	3	13503	N	N	3825 S 325TH ST
015	375060	7884	4/21/04	\$247,950	1810	0	8	1974	3	9600	N	N	3516 S 369TH PL
015	614360	0170	6/18/03	\$392,500	1840	1400	8	1978	3	20374	Y	Y	33205 38TH AV S
015	375160	1849	5/25/04	\$279,950	1850	0	8	1996	3	19642	N	N	4411 S 352ND ST
015	520500	0090	9/14/04	\$304,000	1900	0	8	1989	3	8437	N	N	3118 S 366TH CT
015	669930	0460	6/25/03	\$289,950	1990	0	8	2003	3	5284	N	N	31806 53RD PL S
015	669930	0030	7/17/03	\$259,950	1990	0	8	2003	3	4794	N	N	31823 52ND AV S
015	669930	0540	6/3/03	\$259,950	1990	0	8	2003	3	4649	N	N	5212 S 318TH PL
015	669930	0190	5/14/03	\$259,950	1990	0	8	2003	3	5304	N	N	32012 52ND AV S
015	669930	0160	8/12/03	\$259,950	1990	0	8	2004	3	5982	N	N	32029 52ND AV S
015	926280	0049	2/25/04	\$259,950	2030	0	8	2004	3	5163	N	N	31750 51ST CT S
015	926280	0053	3/23/04	\$259,950	2030	0	8	2004	3	6124	N	N	31753 51ST CT S
015	144510	0300	11/1/04	\$285,000	2060	0	8	2002	3	6120	N	N	36216 22ND PL S
015	144510	0100	8/23/04	\$273,000	2060	0	8	2001	3	5141	N	N	36256 23RD PL S
015	144510	0210	7/23/03	\$250,000	2060	0	8	2002	3	5656	N	N	36231 23RD PL S
015	144510	0170	6/27/03	\$245,000	2060	0	8	2002	3	6721	N	N	36253 23RD PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	926280	0062	4/20/04	\$266,950	2080	0	8	2004	3	5607	N	N	31758 51ST CT S
015	926280	0054	4/30/04	\$264,950	2080	0	8	2004	3	4861	N	N	31759 51ST CT S
015	242200	0007	10/28/04	\$295,000	2120	0	8	1988	3	15600	N	N	34405 38TH AV S
015	375160	1887	7/22/04	\$315,000	2120	0	8	1993	3	27149	N	N	4507 S 352ND ST
015	618140	0200	7/1/04	\$244,895	2130	0	8	2004	3	4500	N	N	33244 43RD PL S
015	375160	4073	9/17/03	\$268,000	2150	0	8	2003	3	14580	N	N	35906 44TH AV S
015	234570	0030	9/18/03	\$280,950	2190	0	8	2003	3	7095	N	N	3150 S 381ST WY
015	234570	0100	4/12/04	\$277,950	2190	0	8	2004	3	6610	N	N	3134 S 381ST WY
015	234570	0150	5/23/03	\$274,000	2190	0	8	2003	3	11052	N	N	38007 31ST CT S
015	520500	0200	6/11/03	\$245,000	2200	0	8	1990	3	8047	N	N	36416 31ST AV S
015	520500	0520	6/17/03	\$248,500	2220	0	8	1989	3	8675	N	N	3021 S 367TH CT
015	618140	0320	6/21/04	\$269,800	2230	0	8	2004	3	5592	N	N	33306 45TH WY S
015	144510	0020	10/19/04	\$299,000	2240	0	8	2001	3	5245	N	N	36208 23RD PL S
015	144510	0120	6/8/04	\$289,950	2260	0	8	2001	3	8325	N	N	36264 23RD PL S
015	520500	0320	11/3/03	\$233,500	2270	0	8	1989	3	8716	N	N	3009 S 365TH CT
015	282104	9205	11/25/03	\$393,000	2310	0	8	1987	3	112838	N	N	2901 S 360TH ST
015	520500	0390	5/17/04	\$274,750	2320	0	8	1990	3	7636	N	N	36539 31ST AV S
015	144510	0220	5/18/04	\$290,000	2380	0	8	2002	3	5655	N	N	36225 23RD PL S
015	403170	0060	1/7/03	\$311,000	2380	960	8	2001	3	9851	N	N	3921 S 344TH ST
015	403170	0080	5/18/04	\$309,500	2380	960	8	2001	3	10444	N	N	3905 S 344TH ST
015	403170	0050	4/30/03	\$294,950	2380	960	8	2001	3	9836	N	N	3929 S 344TH ST
015	403170	0090	4/4/03	\$294,950	2380	960	8	2001	3	11039	N	N	3823 S 344TH ST
015	403170	0030	6/24/03	\$250,000	2380	0	8	2001	3	9719	N	N	4017 S 344TH ST
015	375060	8075	5/20/03	\$347,500	2420	0	8	1996	3	19645	Y	Y	36834 34TH AV S
015	926280	0155	5/27/04	\$490,000	2430	0	8	1984	3	94089	N	N	32300 58TH AV S
015	520500	0420	6/20/03	\$263,500	2430	0	8	1989	3	8826	N	N	36557 31ST AV S
015	926280	0155	10/9/03	\$334,000	2430	0	8	1984	3	94089	N	N	32300 58TH AV S
015	152104	9100	1/24/03	\$282,250	2440	0	8	1992	3	13535	N	N	3834 S 325TH ST
015	669930	0450	4/24/03	\$287,950	2450	0	8	2002	3	5477	N	N	5315 S 318TH PL
015	669930	0170	6/2/03	\$287,950	2450	0	8	2002	3	8166	N	N	32024 52ND AV S
015	669930	0100	6/25/03	\$287,950	2450	0	8	2003	3	5568	N	N	31915 52ND AV S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	669930	0130	9/24/03	\$287,950	2450	0	8	2003	3	5834	N	N	32011 52ND AV S
015	669930	0360	10/31/03	\$287,950	2450	0	8	2004	3	5509	N	N	31913 53RD PL S
015	669930	0150	6/25/03	\$287,950	2450	0	8	2003	3	8986	N	N	32025 52ND AV S
015	520500	0460	6/24/04	\$293,000	2460	0	8	1989	3	9710	N	N	3022 S 367TH CT
015	618140	0350	6/21/04	\$294,500	2460	0	8	2004	3	5688	N	N	33232 45TH WY S
015	234570	0110	8/11/04	\$305,000	2480	0	8	2004	3	11904	N	N	3130 S 381ST WY
015	234570	0350	9/18/03	\$312,955	2490	0	8	2003	3	9837	N	N	2915 S 381ST WY
015	234570	0520	10/31/03	\$311,000	2490	0	8	2003	3	8712	N	N	3129 S 381ST WY
015	234570	0380	3/14/03	\$305,500	2490	0	8	2002	3	7285	N	N	38121 30TH CT S
015	234570	0430	1/6/03	\$305,000	2490	0	8	2003	3	7524	N	N	38120 30TH CT S
015	520500	0410	7/23/04	\$327,950	2540	0	8	1989	3	7597	N	N	36551 31ST AV S
015	234570	0310	4/20/04	\$345,000	2550	0	8	2003	3	6359	N	N	2912 S 381ST WY
015	234570	0510	9/17/03	\$316,280	2550	0	8	2003	3	9295	N	N	3035 S 381ST WY
015	234570	0310	4/29/03	\$310,000	2550	0	8	2003	3	6359	N	N	2912 S 381ST WY
015	520500	0260	9/17/04	\$285,800	2570	0	8	1990	3	7955	N	N	36401 31ST AV S
015	234570	0240	5/20/03	\$327,000	2590	0	8	2003	3	6305	N	N	3016 S 381ST WY
015	234570	0550	1/15/03	\$319,080	2590	0	8	2002	3	6153	N	N	3109 S 381ST WY
015	234570	0340	10/8/03	\$312,278	2590	0	8	2003	3	6564	N	N	2911 S 381ST WY
015	234570	0490	11/17/03	\$311,500	2590	0	8	2003	3	7129	N	N	3027 S 381ST WY
015	234570	0540	6/23/03	\$311,500	2590	0	8	2003	3	6266	N	N	3101 S 381ST WY
015	234570	0230	1/22/03	\$310,000	2590	0	8	2003	3	6305	N	N	3024 S 381ST WY
015	234570	0210	2/24/04	\$347,500	2610	0	8	2003	3	7371	N	N	3040 S 381ST WY
015	234570	0090	11/5/03	\$325,000	2610	0	8	2003	3	6720	N	N	3102 S 381ST WY
015	234570	0210	6/25/03	\$321,000	2610	0	8	2003	3	7371	N	N	3040 S 381ST WY
015	234570	0330	1/13/04	\$318,000	2610	0	8	2003	3	7386	N	N	2907 S 381ST WY
015	234570	0440	5/19/03	\$317,500	2610	0	8	2003	3	6428	N	N	38114 30TH CT S
015	234570	0450	4/8/03	\$317,500	2610	0	8	2003	3	6652	N	N	3003 S 381ST WY
015	234570	0260	9/18/03	\$313,500	2610	0	8	2003	3	6305	N	N	3000 S 381ST WY
015	234570	0070	1/12/03	\$310,969	2610	0	8	2003	3	8512	N	N	3118 S 381ST WY
015	669930	0280	7/15/03	\$305,950	2620	0	8	2003	3	6010	N	N	31908 52ND AV S
015	669930	0270	8/7/03	\$299,950	2620	0	8	2003	3	5509	N	N	31914 52ND AV S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	669930	0210	4/15/03	\$302,950	2620	0	8	2003	3	5457	N	N	5213 S 320TH ST
015	669930	0400	4/26/03	\$302,950	2620	0	8	2003	3	6175	N	N	31912 53RD PL S
015	669930	0230	5/8/03	\$298,950	2620	0	8	2003	3	5340	N	N	5225 S 320TH ST
015	669930	0530	4/21/04	\$322,950	2670	0	8	2002	3	5225	N	N	5218 S 318TH PL
015	669930	0300	9/26/03	\$299,950	2670	0	8	2004	3	5509	N	N	31834 52ND AV S
015	669930	0350	10/27/03	\$299,950	2670	0	8	2004	3	5509	N	N	31907 53RD PL S
015	669930	0040	3/7/03	\$297,950	2670	0	8	2002	3	5488	N	N	31829 52ND AV S
015	669930	0530	1/28/03	\$297,950	2670	0	8	2002	3	5225	N	N	5218 S 318TH PL
015	606460	0350	11/3/04	\$445,000	2710	0	8	1995	3	62290	N	N	4654 S 348TH ST
015	618140	0360	6/21/04	\$283,100	2730	0	8	2004	3	5883	N	N	33224 45TH WY S
015	669930	0070	2/6/03	\$289,950	2740	0	8	2002	3	5500	N	N	31909 52ND AV S
015	669930	0290	8/21/03	\$294,950	2740	0	8	2004	3	5509	N	N	31902 52ND AV S
015	669930	0380	9/9/03	\$291,150	2740	0	8	2004	3	5509	N	N	31925 53RD PL S
015	669930	0060	4/24/03	\$289,950	2740	0	8	2003	3	5500	N	N	31903 52ND AV S
015	669930	0390	8/1/03	\$289,950	2740	0	8	2003	3	5816	N	N	31931 53RD PL S
015	669930	0470	7/17/03	\$259,950	2740	0	8	2003	3	4921	N	N	31820 53rd PL S
015	234570	0040	6/5/03	\$331,625	2750	0	8	2002	3	5753	N	N	3146 S 381ST WY
015	234570	0530	9/9/03	\$330,700	2750	0	8	2003	3	8081	N	N	3133 S 381ST WY
015	234570	0580	2/21/04	\$325,917	2750	0	8	2004	3	5507	N	N	3137 S 381ST WY
015	234570	0400	8/26/03	\$320,667	2750	0	8	2003	3	6920	N	N	38133 30TH CT S
015	234570	0080	11/20/03	\$315,000	2750	0	8	2003	3	7104	N	N	3110 S 381ST WY
015	234570	0390	3/12/03	\$310,500	2750	0	8	2002	3	6546	N	N	38127 30TH CT S
015	926280	0097	6/22/04	\$432,000	2800	0	8	1989	3	22060	N	N	32023 58TH AV S
015	152104	9093	7/16/04	\$435,000	2810	0	8	1966	3	93654	N	N	32259 46TH PL S
015	669930	0050	1/2/03	\$299,950	2840	0	8	2002	3	6000	N	N	31835 52ND AV S
015	669930	0250	6/6/03	\$299,950	2840	0	8	2003	3	6010	N	N	31926 52ND AV S
015	669930	0330	7/17/03	\$299,950	2840	0	8	2003	3	6010	N	N	31827 53RD PL S
015	669930	0370	6/25/03	\$299,950	2840	0	8	2003	3	6010	N	N	31919 53RD PL S
015	926280	0047	2/9/04	\$299,950	2900	0	8	2004	3	5154	N	N	31746 51ST CT S
015	926280	0042	3/11/04	\$297,500	2960	0	8	2004	3	6143	N	N	31754 51ST CT S
015	234570	0480	10/28/03	\$335,000	2990	0	8	2003	3	6901	N	N	3031 S 381ST WY

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	234570	0360	3/20/03	\$330,000	2990	0	8	2002	3	7782	N	N	2925 S 381ST WY
015	234570	0320	7/11/03	\$329,500	2990	0	8	2003	3	9533	N	N	2906 S 381ST WY
015	234570	0570	10/30/03	\$328,500	2990	0	8	2003	3	5501	N	N	3125 S 381ST WY
015	234570	0500	8/26/03	\$326,500	2990	0	8	2003	3	6145	N	N	3039 S 381ST WY
015	234570	0560	1/23/04	\$327,000	2990	0	8	2004	3	5793	N	N	3117 S 381ST WY
015	618140	0210	6/18/04	\$311,510	3030	0	8	2004	3	5716	N	N	33252 43RD PL S
015	618140	0160	6/22/04	\$342,510	3220	0	8	2004	3	5644	N	N	33212 43RD PL S
015	669930	0410	1/29/03	\$321,400	3290	0	8	2003	3	5659	N	N	5305 S 319TH ST
015	669930	0310	8/21/03	\$320,950	3290	0	8	2004	3	5986	N	N	31828 52ND AV S
015	669930	0320	5/20/03	\$320,950	3290	0	8	2003	3	6180	N	N	5227 S 318TH PL
015	669930	0340	11/19/03	\$320,950	3290	0	8	2004	3	5509	N	N	31901 53RD PL S
015	669930	0240	7/24/03	\$316,950	3290	0	8	2003	3	5876	N	N	5208 S 320TH ST
015	669930	0500	3/10/03	\$315,950	3290	0	8	2002	3	5406	N	N	5308 S 318TH PL
015	669930	0110	6/16/03	\$315,950	3290	0	8	2003	3	6037	N	N	31933 52ND AV S
015	669930	0120	5/28/03	\$315,950	3290	0	8	2003	3	6594	N	N	32007 52ND AV S
015	669930	0200	5/29/03	\$315,950	3290	0	8	2003	3	5625	N	N	32006 52ND AV S
015	669930	0260	12/17/03	\$315,950	3290	0	8	2004	3	5509	N	N	31920 52ND AV S
015	669930	0430	4/4/03	\$315,950	3290	0	8	2003	3	7028	N	N	5317 S 319TH ST
015	618140	0340	6/21/04	\$342,000	3320	0	8	2004	3	5700	N	N	33240 45TH WY S
015	614360	0280	8/12/03	\$350,000	3620	0	8	1979	3	25200	Y	Y	33403 33RD PL S
015	618140	0180	6/22/04	\$375,160	4070	0	8	2004	3	5400	N	N	33228 43RD PL S
015	618140	0330	6/21/04	\$337,250	4110	0	8	2004	3	5659	N	N	33248 45TH WY S
015	282104	9061	9/23/04	\$349,500	2130	0	9	1988	3	112601	N	N	36030 28TH AV S
015	236810	0020	8/23/04	\$395,000	3230	0	9	2004	3	10800	N	N	3821 S 322ND ST
015	403170	0250	3/3/04	\$365,000	3300	0	9	2001	3	9937	N	N	4026 S 345TH ST
015	236810	0010	5/25/04	\$405,200	3390	0	9	2004	3	10800	N	N	3815 S 322ND ST
015	926280	0205	1/21/03	\$390,000	4140	0	9	1983	3	32032	N	N	32406 58TH AV S
015	404570	0090	12/15/03	\$450,000	2340	1410	10	2003	3	19760	Y	Y	35017 37TH AV S
015	208570	0090	10/22/03	\$385,000	2540	0	10	2001	3	12917	N	N	2316 12TH CT NW
015	208570	0070	5/20/04	\$412,000	3240	0	10	2001	3	9240	N	N	2309 12TH CT NW
015	926280	0061	8/8/03	\$680,000	3910	0	11	1992	3	93654	N	N	31825 59TH AV S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	375060	4008	1/16/03	\$138,000	680	0	4	1943	4	14400	N	N	37644 43RD AV S
016	375060	5880	3/12/03	\$135,000	610	0	5	1943	4	24000	N	N	4516 S 382ND ST
016	375060	5332	5/19/04	\$167,000	890	0	5	1958	4	19200	N	N	37833 42ND AV S
016	335340	4340	2/27/03	\$161,000	1140	0	5	1943	4	186872	Y	N	311 WEST VALLEY HW
016	375060	6879	9/28/04	\$232,500	1680	0	5	1910	4	14400	N	N	38227 45TH AV S
016	375160	1061	10/30/03	\$158,500	910	0	6	1991	3	15656	N	N	5119 S 346TH ST
016	375160	1057	9/30/03	\$186,000	960	0	6	1977	3	18970	N	N	34619 52ND AV S
016	375160	1057	5/16/03	\$171,950	960	0	6	1977	3	18970	N	N	34619 52ND AV S
016	375160	0176	11/2/04	\$199,000	1000	0	6	1989	3	18568	N	N	33918 51ST AV S
016	375060	1323	11/12/03	\$160,000	1080	0	6	1941	3	9600	N	N	36817 45TH AV S
016	375060	2796	5/23/03	\$288,000	1100	0	6	1940	2	7350	Y	Y	4402 S 376TH ST
016	375160	1039	4/1/04	\$196,000	1100	0	6	1976	4	14000	N	N	34729 52ND AV S
016	375160	5865	7/25/03	\$180,000	1140	780	6	1967	4	19200	N	N	36621 52ND AV S
016	375160	6320	6/21/04	\$185,000	1400	0	6	1991	3	17282	N	N	37003 55TH AV S
016	375060	3492	10/13/04	\$215,000	1510	0	6	1975	4	17040	N	N	37525 39TH AV S
016	375160	6333	9/2/03	\$213,000	1640	0	6	1956	3	17400	N	N	37061 55TH AV S
016	375060	7070	2/26/04	\$249,000	1680	480	6	1946	4	14400	N	N	4217 S 382ND ST
016	375060	7048	11/21/03	\$207,000	2090	0	6	1977	3	9600	N	N	38239 43RD AV S
016	375160	6441	6/10/04	\$255,000	2570	0	6	1939	5	47916	N	N	37025 53RD AV S
016	375060	4500	1/16/03	\$163,300	880	0	7	1981	3	9600	N	N	37654 49TH AV S
016	375060	4464	9/20/04	\$182,200	900	0	7	1981	4	9600	N	N	37602 49TH AV S
016	375060	5216	5/12/04	\$158,400	900	0	7	1967	3	11200	N	N	37840 42ND AV S
016	375160	1611	7/28/04	\$216,500	910	570	7	1978	3	9600	N	N	35111 55TH AV S
016	375160	2201	2/18/04	\$155,000	910	0	7	1976	3	9600	N	N	35235 54TH AV S
016	375160	0841	2/20/04	\$245,000	960	120	7	1980	3	28800	N	N	34602 54TH AV S
016	375060	5397	7/15/04	\$181,850	960	0	7	1980	3	9600	N	N	37848 39TH AV S
016	375160	1535	4/6/04	\$154,000	960	0	7	1977	3	9600	N	N	35120 55TH AV S
016	375060	1494	9/24/03	\$170,000	970	0	7	1957	3	12838	N	N	4627 S 368TH ST
016	375060	4292	7/5/04	\$192,500	980	0	7	1978	4	9600	N	N	37604 47TH AV S
016	506640	0362	7/2/03	\$170,000	1000	0	7	1961	3	8932	N	N	34010 PEASLEY CANYON WY S
016	375160	4643	3/19/03	\$199,000	1000	0	7	1968	4	11253	N	N	5604 S 362ND PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	375160	3149	11/21/03	\$155,000	1010	0	7	1978	4	9600	N	N	35613 52ND AV S
016	506640	0363	6/18/03	\$164,900	1020	0	7	1961	3	11995	N	N	34038 MILITARY RD S
016	375060	6817	7/27/04	\$212,000	1060	450	7	1981	3	13200	N	N	38218 44TH AV S
016	375160	4699	10/29/03	\$217,000	1070	610	7	1981	3	12800	N	N	5515 S 362ND ST
016	375060	2440	3/4/03	\$178,000	1090	720	7	1978	3	16650	N	N	37331 38TH AV S
016	375060	5698	10/8/03	\$220,000	1110	480	7	1986	3	14400	N	N	4318 S 382ND ST
016	375160	1211	10/8/04	\$201,000	1110	910	7	1964	3	12000	N	N	34842 53RD AV S
016	375160	4663	11/10/04	\$170,000	1150	0	7	1947	5	9600	N	N	36216 55TH AV S
016	375060	5391	4/14/03	\$179,950	1180	0	7	1978	3	9600	N	N	37840 39TH AV S
016	375060	3720	10/27/04	\$194,500	1200	0	7	1969	4	9600	N	N	37628 39TH AV S
016	375060	3978	4/24/03	\$164,950	1200	0	7	1957	4	9600	N	N	37620 43RD AV S
016	375060	2789	3/19/04	\$362,000	1200	1600	7	1959	3	18525	Y	Y	4320 S 376TH ST
016	375160	6606	8/30/04	\$229,950	1220	0	7	1908	5	27675	Y	N	36442 55TH AV S
016	375160	6296	4/14/04	\$224,950	1240	0	7	1923	5	23002	N	N	36841 55TH AV S
016	375060	5330	3/6/03	\$137,000	1260	0	7	1948	3	9600	N	N	37841 42ND AV S
016	375160	3117	9/15/03	\$239,950	1270	870	7	2003	3	9600	N	N	35716 51ST AV S
016	375160	0660	11/24/03	\$211,500	1270	500	7	1980	3	14400	N	N	34418 54TH AV S
016	375060	2693	5/28/04	\$168,000	1280	0	7	1966	3	9600	N	N	37213 42ND AV S
016	758500	0190	5/29/03	\$155,550	1290	970	7	1965	3	9760	N	N	34028 PEASLEY CANYON WY S
016	375060	2103	10/15/03	\$235,000	1310	0	7	1991	3	38400	N	N	37110 42ND AV S
016	375160	1270	6/15/04	\$190,000	1320	0	7	1979	3	9600	N	N	34917 55TH AV S
016	375060	6125	5/15/03	\$169,000	1320	0	7	1965	4	9600	N	N	38017 49TH AV S
016	375160	1307	3/17/03	\$209,000	1320	420	7	1979	4	9600	Y	N	34816 55TH AV S
016	375160	1755	2/7/03	\$160,000	1330	0	7	1961	4	7080	N	N	35008 MILITARY RD S
016	375060	6909	7/20/04	\$240,000	1380	510	7	1979	4	14400	N	N	38212 43RD AV S
016	375060	3542	7/16/04	\$186,150	1380	0	7	1981	3	9795	N	N	3720 S 376TH ST
016	375160	1569	8/4/03	\$195,000	1400	0	7	1990	3	10951	N	N	35005 56TH AV S
016	375060	2598	3/28/03	\$194,947	1400	0	7	1977	3	9200	N	N	37248 39TH AV S
016	375160	3538	8/19/03	\$282,950	1400	1400	7	1966	4	80586	Y	N	35804 57TH AV S
016	375160	3135	3/23/04	\$216,900	1460	0	7	2001	3	9600	N	N	35645 52ND AV S
016	281785	0300	6/10/03	\$204,900	1480	0	7	1998	3	6953	N	N	3653 S 378TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	281785	0020	4/17/03	\$196,500	1480	0	7	1998	3	6000	N	N	37607 37TH AV S
016	375060	5364	10/6/03	\$205,000	1520	0	7	1980	4	9600	N	N	37806 39TH AV S
016	375060	5534	12/18/03	\$221,000	1530	0	7	1993	3	22333	N	N	37853 38TH AV S
016	375160	2117	6/16/03	\$229,200	1680	0	7	1994	3	14400	N	N	35238 52ND AV S
016	281785	0090	11/11/03	\$232,000	1690	0	7	1998	3	6300	N	N	37649 37TH AV S
016	375160	1343	9/18/03	\$224,900	1690	0	7	1994	3	15427	Y	N	34907 56TH AV S
016	375160	3583	6/22/04	\$278,950	1720	0	7	1968	4	28803	N	N	35855 57TH AV S
016	375160	3721	6/1/04	\$204,000	1720	0	7	1977	3	9200	N	N	35812 52ND AV S
016	375160	4487	2/25/03	\$214,500	1720	0	7	1998	3	19200	N	N	36010 52ND AV S
016	281785	0140	3/25/04	\$247,000	1730	0	7	1998	3	6402	N	N	3664 S 378TH ST
016	281785	0270	2/28/04	\$235,000	1730	0	7	1998	3	9852	N	N	3639 S 378TH ST
016	281785	0050	10/19/04	\$265,000	1740	0	7	1998	3	6300	N	N	37625 37TH AV S
016	281785	0330	5/12/04	\$239,000	1740	0	7	1998	3	6000	N	N	3675 S 378TH ST
016	375160	2145	8/3/04	\$253,500	1760	0	7	2000	3	14400	N	N	35231 53RD AV S
016	281785	0310	10/8/03	\$247,500	1780	0	7	1998	3	6000	N	N	3659 S 378TH ST
016	281785	0355	7/10/03	\$218,500	1780	0	7	1999	3	5971	N	N	37803 37TH AV S
016	281785	0110	4/27/04	\$243,450	1790	0	7	1998	3	9677	N	N	3678 S 378TH ST
016	281785	0220	10/25/04	\$264,950	1800	0	7	1998	3	6002	N	N	3611 S 378TH ST
016	375060	2658	9/1/04	\$237,000	1810	0	7	1967	3	14400	N	N	37221 40TH AV S
016	375160	3873	11/10/03	\$259,500	1880	0	7	1982	3	15400	N	N	35841 51ST AV S
016	281785	0190	6/1/04	\$255,900	1920	0	7	1999	3	6580	N	N	3602 S 378TH ST
016	352104	9049	8/2/04	\$292,000	2620	0	7	1987	3	22220	N	N	5231 S 380TH ST
016	375060	3835	8/13/04	\$248,950	1530	390	8	1978	3	9600	N	N	37654 40TH AV S
016	375060	4240	1/7/04	\$282,500	1730	0	8	1977	3	26040	N	N	4606 S 378TH ST
016	541210	1040	6/17/03	\$228,500	1830	0	8	2000	3	7561	N	N	38147 38TH AV S
016	541210	0470	10/18/04	\$291,800	1880	0	8	2001	3	6503	N	N	37828 35TH WY S
016	375060	4365	4/23/03	\$224,950	1880	0	8	1991	3	13600	N	N	4717 S 376TH ST
016	335340	4266	5/22/03	\$229,500	1900	0	8	1976	4	40600	N	N	5114 S 380TH ST
016	541225	0070	9/28/04	\$278,269	1920	0	8	2004	3	4199	N	N	38141 35th Way S
016	541225	0060	10/4/04	\$272,000	1920	0	8	2004	3	4276	N	N	38137 35TH WY S
016	541210	1130	1/21/04	\$250,000	1930	0	8	2001	3	8302	N	N	38044 38TH AV S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	541210	1060	3/18/03	\$245,000	1950	0	8	2000	3	7200	N	N	38124 38TH AV S
016	186493	0170	2/26/03	\$237,950	1960	0	8	2003	3	4885	N	N	3229 S 376TH PL
016	186493	0120	5/28/03	\$237,950	1960	0	8	2002	3	5349	N	N	37607 33RD PL S
016	186493	0110	7/1/03	\$234,950	1960	0	8	2003	3	6233	N	N	3333 S 376TH ST
016	186493	0100	4/28/03	\$232,900	1960	0	8	2003	3	4982	N	N	3327 S 376TH PL
016	186493	0180	5/13/03	\$234,950	2000	0	8	2003	3	4807	N	N	3228 S 376TH PL
016	186493	0070	4/4/03	\$229,950	2000	0	8	2003	3	4959	N	N	3221 S 376TH PL
016	186493	0200	4/8/03	\$229,950	2000	0	8	2003	3	4675	N	N	3244 S 376TH PL
016	375160	4704	5/11/04	\$319,000	2020	0	8	2002	3	19200	N	N	36314 54TH AV S
016	375160	1463	10/4/04	\$309,950	2070	0	8	1997	3	14404	N	N	35022 56TH AV S
016	352104	9075	10/4/04	\$365,160	2100	0	8	2002	3	30161	N	N	38111 55TH AV S
016	375160	4763	11/8/04	\$325,000	2110	0	8	1993	3	38976	N	N	36216 53RD AV S
016	541225	0080	8/23/04	\$279,450	2190	0	8	2004	3	5120	N	N	38145 35TH WY S
016	541225	0040	6/16/04	\$276,999	2190	0	8	2004	3	6458	N	N	38140 35TH WY S
016	186493	0060	3/5/03	\$243,950	2190	0	8	2003	3	7237	N	N	3215 S 376TH PL
016	186493	0220	6/16/03	\$242,950	2190	0	8	2003	3	4675	N	N	3260 S 376TH PL
016	186493	0230	3/26/03	\$242,950	2190	0	8	2003	3	6185	N	N	37619 33RD PL S
016	186493	0210	6/6/03	\$239,950	2190	0	8	2003	3	4675	N	N	3252 S 376TH PL
016	541210	1030	4/27/04	\$285,000	2200	0	8	2000	3	6773	N	N	38143 38TH AV S
016	375160	3160	4/14/04	\$255,000	2200	0	8	2002	3	9600	N	N	35626 52ND AV S
016	541210	0230	10/20/04	\$343,000	2240	0	8	2001	3	6867	N	N	38012 34TH CT S
016	541210	0040	7/8/04	\$289,900	2270	0	8	2001	3	8282	N	N	38025 34TH CT S
016	541210	0300	6/16/04	\$291,000	2380	0	8	2000	3	8601	N	N	3407 S 379TH CT
016	541210	1150	2/11/04	\$279,700	2400	0	8	2001	3	6078	N	N	38018 38TH AV S
016	541225	0020	8/23/04	\$276,300	2400	0	8	2004	3	5630	N	N	38124 35TH WY S
016	541210	0120	10/13/03	\$330,000	2550	0	8	2001	3	6668	N	N	38114 35TH WY S
016	541210	0270	11/19/03	\$297,000	2550	0	8	2001	3	5507	N	N	3425 S 379TH CT
016	186493	0080	6/20/03	\$266,000	2550	0	8	2003	3	4770	N	N	3255 S 376TH PL
016	375160	1503	2/24/03	\$279,500	2550	0	8	1997	3	24800	Y	N	35051 57TH AV S
016	541210	1140	10/1/03	\$271,000	2550	0	8	2001	3	6348	N	N	38026 38TH AV S
016	541210	0360	1/10/03	\$280,000	2552	0	8	2001	3	5770	N	N	37837 35TH WY S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	352104	9055	4/3/03	\$378,500	2580	840	8	1981	3	65340	Y	N	38020 55TH AV S
016	541210	0490	11/24/03	\$326,000	2590	0	8	2000	3	5661	N	N	37844 35TH WY S
016	375160	6793	5/20/04	\$359,000	2600	0	8	1978	3	32580	Y	N	5521 S 362ND PL
016	186493	0090	1/9/03	\$262,950	2600	0	8	2003	3	4779	N	N	3263 S 376TH PL
016	541210	0370	8/23/04	\$316,400	2690	0	8	2002	3	6810	N	N	37833 35TH WY S
016	541210	0580	3/20/03	\$299,950	2690	0	8	2001	4	5634	N	N	37823 37TH AV S
016	335340	4265	5/19/03	\$379,000	2720	0	8	2001	3	40813	N	N	37814 51ST AV S
016	541210	0390	6/16/03	\$297,000	2750	0	8	2001	3	7326	N	N	37825 35TH WY S
016	541210	0060	2/23/04	\$309,000	2780	0	8	2001	3	7502	N	N	3408 S 381ST CT
016	541225	0010	6/15/04	\$312,358	2870	0	8	2004	3	6508	N	N	38120 35TH WY S
016	541225	0030	6/10/04	\$304,300	2870	0	8	2004	3	6858	N	N	38128 35th Wy S
016	541225	0050	6/28/04	\$303,000	2870	0	8	2004	3	10487	N	N	38149 35TH WY S
016	541210	0330	8/21/03	\$305,000	2910	0	8	2001	3	7365	N	N	3414 S 379TH CT
016	352104	9047	2/20/04	\$545,000	2940	0	8	1979	3	233917	N	N	5131 S 382ND ST
016	541210	0410	8/15/03	\$312,000	2990	0	8	2001	3	8248	N	N	37813 35TH WY S
016	375160	4950	9/17/03	\$465,000	3100	0	8	2000	3	49280	N	N	36218 50TH AV S
016	342104	9051	10/1/03	\$370,000	3160	0	8	1999	3	41817	N	N	38134 MILITARY RD S
016	541210	0790	1/2/03	\$315,800	3300	0	8	2001	3	6761	N	N	38015 37TH PL S
016	375060	2750	2/18/03	\$405,000	1540	1510	9	1974	3	23750	Y	Y	37242 42ND AV S
016	375160	3543	8/22/03	\$349,500	1560	1280	9	1978	3	43560	Y	N	35820 57TH AV S
016	375160	1421	4/30/04	\$360,000	2200	0	9	2002	3	93654	Y	N	34834 57TH AV S
016	342104	9081	12/29/03	\$364,000	2990	0	9	2003	3	9208	N	N	3811 S 380TH ST
016	342104	9079	12/2/03	\$359,888	3070	0	9	2003	3	8452	N	N	3823 S 380TH ST
017	885600	0750	3/23/03	\$121,225	920	0	5	1908	3	16000	N	N	111 3RD AV S
017	335640	5850	10/22/04	\$180,000	1060	0	5	1924	4	22267	N	N	212 STANLEY AV
017	335640	4430	3/1/04	\$178,000	1010	720	6	1993	3	8372	N	N	226 5TH AV N
017	335640	6895	8/22/03	\$154,950	1060	0	6	1979	3	7950	N	N	123 MAIN ST
017	335640	4370	2/23/04	\$160,200	1080	0	6	1922	4	10980	N	N	316 5TH AV N
017	954300	0800	11/1/04	\$209,000	1090	300	6	1991	3	11021	N	N	411 4TH AV S
017	335640	3186	3/9/04	\$200,000	1110	510	6	1991	3	10007	N	N	309 BROADWAY
017	335640	6520	6/29/04	\$193,950	1120	0	6	1992	3	6000	N	N	134 MAIN ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	335640	3630	9/13/04	\$158,000	1200	0	6	1953	3	9458	N	N	109 6TH AV N
017	335640	6790	7/23/04	\$185,450	1260	0	6	1945	3	12063	N	N	321 2ND AV N
017	335640	2545	10/27/04	\$170,000	1280	0	6	1967	4	11428	N	N	104 8TH AV N
017	335640	5285	7/24/03	\$173,000	1310	0	6	1992	3	10000	N	N	324 4TH AV N
017	335640	3180	5/27/03	\$158,000	1320	0	6	1979	3	8000	N	N	618 CELERY AV
017	335640	6625	8/24/03	\$166,600	1430	0	6	1982	3	8200	N	N	305 2ND AV N
017	335640	2103	6/10/04	\$180,000	1430	0	6	1991	3	8000	N	N	311 8TH AV N
017	335640	4592	3/27/03	\$173,000	1470	0	6	1998	3	7988	N	N	205 4TH AV N
017	335640	7310	2/27/04	\$180,000	1490	0	6	1960	3	11206	N	N	210 3RD AV N
017	335640	7460	6/12/03	\$197,000	1570	0	6	1950	4	26000	N	N	118 3RD AV N
017	335640	3311	7/18/03	\$189,900	1620	0	6	1992	3	7998	N	N	614 CELERY AV
017	954300	0426	3/24/03	\$195,000	1820	0	6	1977	3	9600	N	N	218 MILWAUKEE BL S
017	335640	4390	6/27/03	\$199,000	2100	0	6	1992	3	14400	N	N	302 5TH AV N
017	335640	3540	9/23/04	\$215,689	2140	0	6	1965	2	20648	N	N	219 6TH AV N
017	885600	4584	4/12/04	\$164,000	1010	0	7	1979	3	7840	N	N	319 MILWAUKEE BL S
017	885600	4575	4/26/04	\$155,000	1070	0	7	1979	3	9600	N	N	345 MILWAUKEE BL S
017	885600	4572	2/26/04	\$173,000	1100	0	7	1979	3	12800	N	N	329 4TH AV S
017	954300	0590	6/18/03	\$162,000	1140	0	7	1960	3	13812	N	N	425 3RD AV S
017	335640	1864	6/17/04	\$210,000	1170	550	7	1997	3	8011	N	N	220 9TH AV N
017	335640	3576	4/19/04	\$177,000	1190	0	7	1993	3	8000	N	N	607 CELERY AV
017	335640	3016	2/18/03	\$160,800	1210	0	7	1990	3	8166	N	N	648 MAIN ST
017	335640	7441	7/12/04	\$221,000	1230	550	7	2001	3	10603	N	N	142 3RD AV N
017	335640	3425	7/29/03	\$205,000	1290	0	7	1996	3	11969	N	N	210 BROADWAY
017	885600	4582	3/3/04	\$171,000	1300	0	7	1980	3	6400	N	N	310 3RD PL S
017	885600	1135	10/20/04	\$170,000	1330	0	7	1995	3	9500	N	N	21 4TH AV S
017	885600	0920	11/12/04	\$205,000	1370	0	7	2000	3	7408	N	N	213 ALGONA BL S
017	885600	4560	7/2/03	\$184,950	1370	0	7	1999	3	8000	N	N	316 3RD PL S
017	335640	3424	7/1/03	\$208,500	1440	620	7	1995	3	11968	N	N	212 BROADWAY
017	335640	2305	12/5/03	\$193,500	1460	0	7	1955	3	10000	N	N	725 CELERY AV
017	954300	0496	4/21/04	\$196,500	1470	0	7	2000	3	8006	N	N	420 CLAY ST
017	954300	0395	11/11/04	\$189,950	1480	0	7	1984	3	12800	N	N	433 CLAY ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	885600	4846	12/24/03	\$187,500	1490	0	7	2004	3	7994	N	N	237 TACOMA BL
017	335640	0891	10/29/03	\$197,000	1540	0	7	2001	3	7039	N	N	1028 ALGONA BL N
017	885600	4836	9/5/03	\$181,370	1560	0	7	2003	3	7993	N	N	235 TACOMA BL
017	335640	3130	2/9/04	\$199,950	1610	0	7	2004	3	10018	N	N	346 7TH AV N
017	885600	4525	7/15/03	\$162,450	1720	0	7	1979	3	8000	N	N	324 TACOMA BL
017	885600	0530	6/21/04	\$245,000	1820	0	7	2000	3	8000	N	N	134 SEATTLE BL S
017	954300	0980	5/24/04	\$192,650	1830	0	7	1997	3	8001	N	N	440 5TH AV S
017	335640	4461	4/2/04	\$229,450	1890	0	7	2004	3	7990	N	N	303 4TH AV N
017	155560	0030	7/14/04	\$239,950	1930	0	7	2004	3	9202	N	N	121 4TH AV N
017	155560	0010	7/1/04	\$239,000	1930	0	7	2004	3	9168	N	N	111 4TH AV N
017	335640	7380	6/21/04	\$235,000	1950	0	7	2004	3	7985	N	N	117 2ND AV N
017	954300	0693	6/15/04	\$239,000	2080	0	7	2004	3	16916	N	N	418 3RD AV S
017	335640	7381	4/16/04	\$248,800	2140	0	7	2004	3	8000	N	N	115 2ND AV N
017	335640	7383	6/3/04	\$239,950	2140	0	7	2004	3	8000	N	N	113 2ND AV N
017	335640	7382	5/17/04	\$239,450	2210	0	7	2004	3	7985	N	N	111 2ND AV N
017	155560	0020	6/15/04	\$248,950	2260	0	7	2004	3	9113	N	N	117 4TH AV N
018	327531	0100	2/13/04	\$214,000	1590	0	6	1993	3	11541	N	N	1806 BACCHANT CT
018	322104	9003	12/15/03	\$228,000	1910	0	6	1916	4	92347	N	N	1312 S 372ND ST
018	387654	0140	9/16/04	\$193,900	940	0	7	1984	3	6771	N	N	37623 26TH DR S
018	327532	0030	2/10/03	\$158,000	960	0	7	1983	3	9601	N	N	86 HYLEBOS AV
018	327532	0080	6/3/04	\$202,000	1010	0	7	1982	3	9603	N	N	98 HYLEBOS AV
018	111630	0240	4/11/03	\$200,000	1020	480	7	1994	3	9605	N	N	76 20TH AVCT
018	715340	0180	12/26/03	\$224,849	1080	700	7	1980	3	13462	N	N	2204 THEA CT
018	715340	0110	2/23/04	\$266,530	1090	700	7	1980	3	10454	N	N	2211 VIRGINIA CT
018	715340	0250	9/7/04	\$250,000	1090	700	7	1980	3	17026	N	N	2207 THEA CT
018	387654	0010	11/19/03	\$201,900	1110	270	7	1984	3	8282	N	N	37905 26TH DR S
018	387654	0980	4/22/03	\$199,950	1120	560	7	1987	3	8689	N	N	37808 26TH DR S
018	715340	0140	9/21/04	\$185,000	1130	260	7	1980	3	13497	N	N	2203 VIRGINIA CT
018	327532	0050	8/24/04	\$223,500	1140	310	7	1982	3	9767	N	N	94 HYLEBOS AV
018	327530	0270	10/1/03	\$178,950	1140	0	7	1983	3	10400	N	N	1705 DOUGLAS CT
018	327532	0100	9/29/03	\$179,000	1160	0	7	1982	3	10009	N	N	97 HYLEBOS AV

Improved Sales Used in this Annual Update Analysis
Area 55
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	327530	0170	9/2/03	\$173,000	1170	0	7	1981	3	8900	N	N	1708 CYPRESS CT
018	331701	0080	11/4/04	\$232,000	1190	470	7	1994	3	9219	N	N	38019 24TH CT S
018	387654	0340	4/26/04	\$220,000	1250	380	7	1983	3	7430	N	N	2626 S 376TH PL
018	387654	0340	5/9/03	\$193,000	1250	380	7	1983	3	7430	N	N	2626 S 376TH PL
018	387654	0950	12/20/03	\$227,000	1260	380	7	1984	3	10864	N	N	37802 26TH DR S
018	327532	0060	6/1/04	\$190,000	1260	0	7	1982	3	10393	Y	N	96 HYLEBOS AV
018	387654	0720	8/9/04	\$220,000	1260	430	7	1985	3	8642	N	N	2608 S 379TH PL
018	331701	0050	6/22/03	\$195,500	1260	0	7	1994	3	9755	N	N	38005 24TH CT S
018	387654	0810	5/12/04	\$214,900	1264	290	7	1985	3	7201	N	N	37707 27TH PL S
018	331701	0120	6/16/03	\$215,000	1290	0	7	1994	3	13245	N	N	38014 24TH CT S
018	387654	0290	6/15/04	\$233,750	1310	420	7	1984	3	7765	N	N	2336 S 376TH PL
018	387654	0790	9/3/04	\$242,450	1330	0	7	1986	3	7445	N	N	37719 27TH PL S
018	387654	0330	6/22/04	\$220,000	1340	400	7	1987	3	7920	N	N	2622 S 376TH PL
018	331701	0140	12/18/03	\$211,950	1400	0	7	1994	3	11601	N	N	38006 24TH CT S
018	327533	0040	5/12/04	\$219,500	1410	0	7	1987	3	9900	N	N	45 HYLEBOS AV
018	327533	0140	10/3/03	\$182,000	1410	0	7	1985	3	14090	N	N	46 HYLEBOS AV
018	800020	0250	6/9/03	\$203,750	1420	0	7	2001	3	11567	N	N	84 26TH AV
018	327530	0280	6/8/04	\$196,820	1430	0	7	1981	3	11600	N	N	1703 DOUGLAS CT
018	715340	0220	6/4/03	\$237,000	1430	630	7	1980	3	14079	N	N	2212 THEA CT
018	800020	0030	5/9/03	\$200,350	1440	0	7	1997	3	10806	N	N	94 27TH AVCT
018	800020	0160	2/26/03	\$215,000	1450	0	7	1996	3	9688	N	N	91 26TH AV
018	327530	0360	2/5/04	\$285,000	1460	660	7	1987	3	12014	N	N	63 HYLEBOS AV
018	387654	0390	11/18/03	\$234,000	1460	460	7	1987	3	7843	N	N	2625 S 376TH PL
018	387654	0600	1/16/03	\$198,000	1470	460	7	1984	3	8192	N	N	37804 27TH PL S
018	387654	0030	5/20/04	\$225,000	1480	320	7	1983	3	7713	N	N	37821 26TH DR S
018	721268	0140	5/29/03	\$214,950	1490	0	7	1993	3	7522	N	N	37935 23RD PL S
018	721268	0150	1/20/03	\$204,500	1490	0	7	1993	3	7816	N	N	37943 23RD PL S
018	721268	0670	4/24/03	\$209,950	1500	0	7	1996	3	6362	N	N	2011 S 380TH PL
018	387654	0070	9/27/04	\$232,000	1510	0	7	1984	3	11694	N	N	37733 26TH DR S
018	111630	0120	2/26/04	\$191,248	1540	0	7	1993	3	9768	N	N	24 HYLEBOS AV
018	800020	0260	7/1/04	\$240,000	1550	0	7	1996	3	9625	N	N	86 DOUGLAS ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	715340	0240	5/20/03	\$224,000	1560	200	7	1980	3	13258	N	N	2209 THEA CT
018	111630	0210	6/24/04	\$209,475	1560	0	7	1993	3	9615	N	N	70 20TH AVCT
018	387654	0080	1/9/04	\$184,950	1560	480	7	1984	3	8746	N	N	37725 26TH DR S
018	721268	0685	6/20/04	\$267,000	1570	620	7	1996	3	8340	N	N	2026 S 380TH ST
018	387654	0300	7/9/04	\$224,950	1600	0	7	1984	3	7829	N	N	2604 S 376TH PL
018	721268	0180	1/13/04	\$229,000	1600	0	7	1993	3	5712	N	N	2306 S 380TH ST
018	800020	0020	5/25/04	\$223,500	1610	0	7	1996	3	10366	N	N	96 27TH AVCT
018	800020	0230	4/28/03	\$207,500	1610	0	7	1999	3	13721	N	N	80 26TH AV
018	800020	0100	9/11/03	\$215,000	1630	0	7	2001	3	10026	N	N	88 26TH AV
018	721266	0510	6/9/04	\$245,000	1680	0	7	1995	3	7548	N	N	1627 S 370TH PL
018	540980	0190	10/24/03	\$220,000	1780	960	7	1975	3	8610	N	N	91 23RD AV
018	327533	0150	5/17/04	\$232,000	1810	0	7	1987	3	12000	N	N	48 HYLEBOS AV
018	721268	0170	2/19/03	\$223,000	1840	0	7	1994	3	6418	N	N	2310 S 380TH ST
018	721268	0160	11/11/03	\$226,000	1930	0	7	1993	3	7490	N	N	37951 23RD PL S
018	721268	0040	6/27/03	\$220,000	1930	0	7	1993	3	7558	N	N	37960 23RD PL S
018	327530	0110	4/8/03	\$210,000	2270	0	7	1980	3	9850	N	N	1703 BALSA CT
018	327530	0350	8/24/04	\$254,000	2290	0	7	1998	3	10184	N	N	61 HYLEBOS AV
018	332104	9068	2/3/03	\$254,000	2400	0	7	1975	4	12664	N	N	2310 ALDER ST
018	721265	1240	5/11/04	\$290,000	1340	960	8	1992	3	7199	N	N	37541 21ST AV S
018	721268	1040	3/6/03	\$237,500	1340	940	8	1994	3	6961	N	N	38003 23RD CT S
018	721265	1810	5/12/04	\$271,000	1350	920	8	1994	3	12882	N	N	2022 S 370TH ST
018	721265	1820	5/20/04	\$238,500	1480	0	8	1992	3	7496	N	N	2016 S 370TH ST
018	721265	0050	10/28/04	\$255,000	1500	0	8	1992	3	7138	N	N	1956 S 370TH CT
018	721265	0010	10/27/04	\$293,950	1510	610	8	1993	3	9046	N	N	1917 S 369TH ST
018	721265	1780	1/14/03	\$199,000	1510	0	8	1992	3	7818	N	N	37002 20TH AV S
018	721266	0620	6/1/04	\$251,000	1520	0	8	1993	3	5834	N	N	36918 17TH AV S
018	721265	0800	6/17/04	\$239,000	1700	0	8	1992	3	7168	N	N	37623 18TH PL S
018	721268	0340	4/15/03	\$224,000	1700	0	8	1995	3	6310	N	N	37828 21ST CT S
018	721268	0400	10/24/03	\$289,900	1710	950	8	1996	3	7242	N	N	37811 21ST CT S
018	721266	0110	3/25/03	\$233,000	1720	0	8	1991	3	11631	N	N	37462 18TH AV S
018	721268	0760	10/6/04	\$255,000	1730	0	8	1994	3	7123	N	N	37939 20TH PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	721266	0040	8/5/03	\$225,500	1730	0	8	1993	3	6707	N	N	37422 18TH AV S
018	721265	1800	9/17/03	\$263,500	1750	0	8	1994	3	20522	N	N	2021 S 370TH ST
018	721265	2110	5/11/04	\$243,000	1770	0	8	1992	3	6949	N	N	2020 S 374TH CT
018	721266	0950	6/17/03	\$223,400	1790	0	8	1994	3	7297	N	N	37327 18TH AV S
018	721266	0390	11/8/04	\$264,950	1800	0	8	1993	3	7684	N	N	37217 17TH AV S
018	721266	0240	5/21/04	\$248,020	1800	0	8	1991	3	7949	N	N	1629 S 374TH CT
018	721266	0400	11/17/03	\$245,000	1800	0	8	1993	3	8525	N	N	37211 17TH AV S
018	721266	1020	3/4/04	\$240,000	1800	0	8	1991	3	7110	N	N	37328 18TH AV S
018	721266	0840	7/25/03	\$237,000	1800	0	8	1991	3	6598	N	N	1726 S 373RD PL
018	721265	2120	5/20/04	\$252,000	1830	0	8	1992	3	9923	N	N	2010 S 374TH CT
018	721268	0720	5/24/04	\$240,000	1830	0	8	1994	3	6683	N	N	37924 20TH PL S
018	721266	0650	2/25/03	\$229,000	1840	0	8	1994	3	6743	N	N	1702 S 371ST CT
018	721265	1160	8/27/03	\$230,750	1870	0	8	1992	3	8175	N	N	1939 S 375TH ST
018	721268	0560	9/28/04	\$299,500	1880	0	8	1994	3	7970	N	N	37943 19TH AV S
018	721265	1400	4/29/04	\$287,000	1920	0	8	1992	3	9307	N	N	37324 22ND AV S
018	721266	0340	3/8/04	\$252,500	1920	0	8	1993	3	6000	N	N	37307 17TH AV S
018	721266	0880	6/14/04	\$245,000	1930	0	8	1992	3	5954	N	N	1711 S 373RD PL
018	721265	1840	7/7/03	\$240,000	1930	0	8	1992	3	8226	N	N	2004 S 370TH ST
018	721265	1340	5/23/03	\$242,000	1940	0	8	1992	3	11477	N	N	37522 21ST AV S
018	721265	1520	10/15/03	\$254,000	1950	0	8	1991	3	8166	N	N	37114 22ND AV S
018	721265	1440	8/16/04	\$283,500	1970	0	8	1992	3	8426	N	N	37240 22ND AV S
018	721265	0280	7/16/04	\$269,950	1970	0	8	1992	3	6803	N	N	1945 S 372ND CT
018	721265	1920	6/16/03	\$259,000	1970	0	8	1991	3	8455	N	N	37235 22ND AV S
018	721268	0600	6/19/03	\$258,500	1970	0	8	1994	3	6000	N	N	1833 S 380TH PL
018	721265	0360	7/21/03	\$247,000	1970	0	8	1993	3	7335	N	N	37403 20TH AV S
018	721266	0180	1/28/03	\$227,000	2000	0	8	1991	3	5979	N	N	37429 18TH AV S
018	721268	0930	6/18/03	\$240,000	2010	0	8	1994	3	6657	N	N	2029 S 380TH ST
018	802960	0380	4/27/04	\$349,690	2020	0	8	2003	3	6550	N	N	2636 S 374TH PL
018	721265	0500	6/17/04	\$269,000	2050	0	8	1992	3	8382	N	N	37303 19TH PL S
018	721266	0850	5/10/04	\$253,000	2070	0	8	1991	3	6833	N	N	1727 S 373RD PL
018	721266	0350	3/17/03	\$239,950	2070	0	8	1992	3	6000	N	N	37301 17TH AV S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	721265	0530	9/16/03	\$279,000	2070	0	8	1993	3	8917	N	N	1930 S 374TH PL
018	721268	0500	2/3/03	\$242,000	2070	0	8	1994	3	7250	N	N	1910 S 379TH ST
018	721268	0750	7/28/03	\$244,950	2080	0	8	1994	3	6056	N	N	37933 20TH PL S
018	721265	0910	3/10/03	\$244,000	2090	0	8	1995	3	9906	N	N	37676 18TH PL S
018	721266	0940	4/28/04	\$266,000	2110	0	8	1993	3	9825	N	N	37333 18TH AV S
018	721268	0710	6/16/03	\$242,500	2120	0	8	1994	3	7035	N	N	37928 20TH PL S
018	721268	0570	6/5/03	\$275,000	2160	0	8	1994	3	6731	N	N	1817 S 380TH PL
018	721266	0570	9/8/04	\$298,000	2180	0	8	1994	3	6065	N	N	1642 S 370TH PL
018	802960	0080	7/15/04	\$364,305	2200	0	8	2004	3	6174	N	N	37545 27TH PL S
018	721266	0700	7/22/04	\$279,250	2200	0	8	1993	3	5985	N	N	1707 S 371ST CT
018	802960	0300	6/8/04	\$372,904	2210	0	8	2004	3	7691	N	N	37429 S 374TH PL
018	802960	0400	3/11/04	\$361,220	2210	0	8	2003	3	6387	N	N	2920 S 375TH PL
018	802960	0260	12/9/03	\$360,386	2210	0	8	2004	3	6497	N	N	2608 S 374TH PL
018	802960	0340	9/15/03	\$342,030	2210	0	8	2003	3	6416	N	N	2611 S 374TH PL
018	721268	0590	2/6/04	\$248,000	2220	0	8	1994	3	7742	N	N	1827 S 380TH PL
018	721265	2040	1/21/03	\$245,000	2240	0	8	1992	3	7566	N	N	2006 S 375TH ST
018	721266	0500	9/17/04	\$355,000	2270	1320	8	1994	3	8937	N	N	1635 S 370TH PL
018	721265	2060	6/15/04	\$317,500	2290	0	8	1992	3	7564	N	N	37408 20TH AV S
018	721265	0170	3/23/04	\$311,950	2460	0	8	1992	3	6909	N	N	1952 S 371ST PL
018	802960	0410	4/26/04	\$397,000	2570	0	8	2003	3	8365	N	N	2612 S 375TH PL
018	802960	0090	4/13/04	\$380,000	2570	0	8	2004	3	6709	N	N	37549 27TH PL S
018	802960	0050	5/27/04	\$379,085	2570	0	8	2004	3	7841	N	N	37533 27TH PL S
018	802960	0020	8/19/04	\$375,000	2570	0	8	2003	3	7608	N	N	37511 27TH PL S
018	802960	0290	4/27/04	\$367,098	2570	0	8	2004	3	5849	N	N	37425 S 374TH PL
018	802960	0270	5/13/04	\$361,650	2570	0	8	2004	3	6363	N	N	2600 S 374TH PL
018	802960	0020	8/28/03	\$360,660	2570	0	8	2003	3	7608	N	N	37511 27TH PL S
018	802960	0360	11/7/03	\$356,900	2570	0	8	2003	3	8546	N	N	2627 S 374TH PL
018	802960	0280	1/29/04	\$353,300	2570	0	8	2004	3	6402	N	N	37421 26TH DR S
018	721265	1650	6/2/04	\$322,500	2610	0	8	1992	3	7762	N	N	37107 22ND AV S
018	721265	2030	1/15/04	\$305,000	2620	0	8	1993	3	6500	N	N	2012 S 375TH ST
018	802960	0250	10/11/04	\$363,555	2740	0	8	2004	3	5497	N	N	2616 S 374TH PL

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Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	802960	0350	4/7/04	\$354,660	2740	0	8	2003	3	6412	N	N	2617 S 374TH PL
018	802960	0390	4/12/04	\$352,390	2740	0	8	2003	3	6426	N	N	2628 S 375TH PL
018	540980	0180	6/11/04	\$343,950	2750	0	8	2004	3	8609	N	N	89 23RD AVCT
018	540980	0010	5/27/04	\$339,950	2770	0	8	2004	3	8829	N	N	96 23RD AV
018	540980	0170	7/9/04	\$353,950	2910	0	8	2004	3	8609	N	N	87 23RD AV
018	540980	0080	8/2/04	\$338,950	2910	0	8	2004	3	8600	N	N	82 23RD AVCT
018	802960	0010	7/13/04	\$416,029	3030	0	8	2004	3	6808	N	N	2641 S 375TH PL
018	802960	0060	6/2/04	\$408,827	3030	0	8	2004	3	7448	N	N	37537 27TH PL S
018	540980	0200	8/10/04	\$364,950	3050	0	8	2004	3	8613	N	N	97 23RD AV
018	802960	0070	6/7/04	\$408,060	3100	0	8	2004	3	6255	N	N	37541 27TH PL S
018	802960	0170	11/12/04	\$424,114	3190	0	8	2004	3	5760	N	N	37506 27TH PL S
018	802960	0230	4/13/04	\$429,009	3290	0	8	2004	3	7659	N	N	2632 S 374TH PL
018	802960	0330	3/17/04	\$386,955	3290	0	8	2004	3	7890	N	N	2603 S 347TH PL
018	802960	0370	2/25/04	\$384,245	3290	0	8	2004	3	8271	N	N	2644 S 375TH PL
018	540980	0040	7/15/04	\$368,950	3360	0	8	2004	3	8600	N	N	90 23RD AV
018	721265	0550	3/15/04	\$281,000	2290	0	9	1993	3	11099	N	N	1920 S 374TH PL
018	721265	1130	11/24/03	\$324,900	2310	0	9	1992	3	9669	N	N	1923 S 375TH ST
018	721265	0660	10/9/03	\$349,950	2980	0	9	1992	3	7177	N	N	1920 S 375TH ST
018	721265	1120	9/12/03	\$359,000	2620	0	10	1993	3	10308	N	N	1921 S 375TH ST
019	335340	0756	3/27/03	\$134,000	600	0	5	1946	3	5000	N	N	145 2ND AV SW
019	335440	0064	3/17/04	\$129,950	630	0	5	1955	3	4000	N	N	715 1ST AV E
019	335590	0340	4/28/04	\$149,950	870	0	5	1944	4	8400	N	N	122 WAYNE AV
019	335340	0285	10/15/03	\$141,000	930	0	5	1924	3	7700	N	N	136 4TH AV SW
019	335340	2370	3/2/04	\$160,000	1100	0	5	1944	4	6790	N	N	306 TACOMA BL S
019	885600	3645	9/21/04	\$149,950	1310	0	5	1918	3	24001	N	N	221 3RD AV NW
019	335340	2685	6/24/04	\$131,000	1440	0	5	1945	4	10400	N	N	320 3RD AV SW
019	335590	0566	4/23/03	\$140,500	780	0	6	1947	4	14000	N	N	110 2ND AV SE
019	335340	1467	12/12/03	\$146,950	800	0	6	1941	4	8000	N	N	212 4TH AV SW
019	335540	0035	11/14/03	\$166,000	860	0	6	1966	4	9375	N	N	404 3RD AV SE
019	335440	0061	7/23/03	\$220,000	860	0	6	1937	4	69696	N	N	739 1ST AV E
019	335340	1330	9/21/04	\$170,000	910	0	6	1942	4	9750	N	N	207 2ND AV SW

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
019	335340	1286	5/20/04	\$159,000	940	0	6	1958	4	9000	N	N	210 3RD AV SW
019	335590	0155	8/13/03	\$165,982	960	0	6	1978	3	11680	N	N	202 BUTTE AV
019	335440	0430	11/3/03	\$156,500	980	0	6	1963	4	16146	N	N	201 PACIFIC AV S
019	335340	0370	7/24/03	\$163,600	990	0	6	1952	3	7900	N	N	324 MILWAUKEE BL S
019	335440	0060	5/24/04	\$171,050	1010	0	6	1952	3	9394	N	N	741 1ST AV E
019	885600	3080	9/24/03	\$148,000	1010	0	6	1976	3	16000	N	N	207 TACOMA BL N
019	023300	0030	5/14/03	\$178,000	1010	530	6	1993	3	9854	N	N	124 VALLEY VIEW DR
019	885600	3315	5/14/03	\$150,550	1040	0	6	1923	5	10500	N	N	101 MILWAUKEE AV N
019	885600	3700	2/26/04	\$165,000	1040	0	6	1941	5	12041	N	N	309 MILWAUKEE AV N
019	809390	0520	6/12/03	\$159,500	1060	0	6	1980	3	8400	N	N	116 ALDER LN
019	809390	0430	5/19/04	\$164,000	1060	0	6	1980	4	9975	N	N	741 2ND AV NE
019	335590	0725	11/17/03	\$151,500	1080	0	6	1942	4	11200	N	N	128 HOMER AV
019	660023	0040	8/15/03	\$185,000	1100	240	6	1993	3	8431	N	N	233 VALLEY VIEW DR
019	260890	0003	2/25/03	\$162,000	1120	0	6	1966	4	10686	N	N	528 1ST AV E
019	885600	3810	3/27/03	\$172,000	1180	0	6	1946	4	12000	N	N	312 TACOMA BL N
019	335440	0222	8/5/04	\$185,000	1190	0	6	1968	3	14154	N	N	612 2ND AV SE
019	335540	0102	7/2/04	\$160,000	1240	0	6	2003	3	8000	N	N	403 4TH AV SE
019	260890	0035	8/11/04	\$189,250	1250	0	6	1970	3	11500	N	N	526 1ST PL
019	335440	0424	8/14/03	\$181,000	1330	0	6	1965	5	16110	N	N	205 PACIFIC AV S
019	335340	0435	7/24/03	\$186,500	1450	0	6	2003	3	11204	N	N	123 3RD AV SW
019	335340	0431	7/8/03	\$186,000	1450	0	6	2003	3	9517	N	N	121 3RD AV SW
019	335340	0432	8/11/03	\$186,000	1450	0	6	2003	3	9518	N	N	121 3RD AV SW
019	335340	0430	5/22/03	\$184,500	1450	0	6	2003	3	8890	N	N	123 3RD AV SW
019	335340	0555	3/10/03	\$158,000	1480	0	6	1946	4	18000	N	N	132 3RD AV SW
019	335340	0091	7/30/04	\$190,000	1500	0	6	1947	4	13760	N	N	112 5TH AV SW
019	335340	0216	1/29/04	\$170,000	1550	0	6	1960	3	11520	N	N	137 4TH AV SW
019	666880	0220	5/4/04	\$186,450	1630	0	6	1974	3	13259	N	N	706 1ST AV E
019	335340	1821	6/29/04	\$165,000	1690	0	6	1915	5	7679	N	N	245 4TH AV SW
019	335340	0070	10/12/04	\$194,950	1710	0	6	1960	3	26000	N	N	122 5TH AV SW
019	335540	0445	10/26/04	\$226,000	1770	0	6	1951	5	14000	N	N	552 VALENTINE AV
019	335340	0648	4/29/04	\$220,000	2170	0	6	1982	4	8153	N	N	101 2ND AV SW

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
019	255751	0170	6/30/03	\$187,950	820	760	7	1979	3	8064	N	N	305 PACIFIC AV S
019	335340	1645	3/24/03	\$190,000	940	440	7	1999	3	27782	N	N	252 5TH AV SW
019	236680	0020	9/24/03	\$149,950	960	0	7	1954	4	10125	N	N	108 EASTGATE AV
019	335340	1067	4/23/04	\$178,500	1030	0	7	1980	3	12000	N	N	222 1/2 2ND AV SW
019	335340	1045	4/21/03	\$149,950	1040	0	7	1980	3	9000	N	N	121 TACOMA BL
019	215490	0030	2/14/03	\$191,000	1060	200	7	1987	3	8834	N	N	305 BUTTE PL
019	362104	9100	5/21/04	\$222,500	1080	750	7	2004	3	10456	N	N	506 3RD AV SE
019	734031	0010	3/26/04	\$185,750	1090	0	7	1989	3	8670	N	N	421 HOMER AV SE
019	885600	3085	8/23/04	\$185,950	1100	0	7	1976	4	16000	N	N	203 TACOMA BL N
019	335340	2395	11/4/04	\$165,000	1100	0	7	1989	3	6480	N	N	314 TACOMA BL S
019	930300	0065	12/10/03	\$179,000	1120	0	7	1991	3	14770	N	N	312 1ST AV E
019	926541	0370	10/28/03	\$200,000	1130	700	7	1990	3	8182	N	N	120 6TH AV SW
019	926541	0370	5/23/03	\$188,000	1130	700	7	1990	3	8182	N	N	120 6TH AV SW
019	424950	0080	5/28/03	\$171,900	1140	0	7	1992	3	8511	N	N	339 2ND AV SE
019	215490	0130	4/29/03	\$206,000	1180	310	7	1988	3	8586	N	N	304 BUTTE PL
019	926541	0350	8/25/04	\$223,500	1200	520	7	1990	3	8183	N	N	116 6TH AV SW
019	798260	0010	6/18/03	\$179,900	1200	0	7	1978	3	11400	N	N	111 BUTTE AV
019	570233	0120	1/19/04	\$179,900	1200	0	7	1995	3	9566	N	N	124 MOUNT VISTA PL SW
019	926540	0390	6/24/03	\$194,000	1200	570	7	1989	3	8355	N	N	615 GLACIER AV S
019	926540	0060	9/5/03	\$185,000	1230	570	7	1989	3	8183	N	N	134 6TH AV SW
019	570660	0180	10/30/03	\$163,900	1250	0	7	1988	3	8245	N	N	123 CHICAGO BL
019	734031	0150	5/28/03	\$189,950	1280	0	7	1989	3	8000	N	N	414 WAYNE AV SE
019	215490	0160	1/22/04	\$199,000	1280	280	7	1987	3	8492	N	N	303 4TH AV SE
019	926540	0350	6/24/03	\$183,000	1280	600	7	1989	3	8006	N	N	623 GLACIER AV S
019	926540	0080	8/22/03	\$181,950	1310	0	7	1989	3	8183	N	N	138 6TH AV SW
019	335340	2510	8/5/04	\$206,950	1338	0	7	1994	3	10500	N	N	217 SEATTLE BL S
019	335540	0048	11/4/03	\$198,500	1340	0	7	1992	3	9614	N	N	440 PACIFIC PL
019	335340	1095	1/24/03	\$180,000	1340	0	7	1978	3	12000	N	N	210 2ND AV SW
019	630610	0130	4/17/03	\$185,000	1350	0	7	1993	3	8011	N	N	749 OAKHURST DR
019	666880	0110	10/14/03	\$185,000	1360	0	7	1989	3	9108	N	N	120 ALDER LN
019	335340	1725	1/21/04	\$189,500	1360	0	7	2001	3	26337	N	N	410 CHICAGO BL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
019	935950	0400	5/24/04	\$203,000	1370	0	7	1990	3	8483	N	N	377 WHITE RIVER DR
019	215490	0310	7/27/04	\$199,800	1370	0	7	1988	3	8441	N	N	325 HAWTHORNE AV S
019	926540	0150	7/28/03	\$182,000	1370	0	7	1989	3	8169	N	N	615 YAKIMA AV S
019	926541	0280	11/9/04	\$224,900	1380	0	7	1990	3	8006	N	N	650 MILWAUKEE BL S
019	359960	0276	8/26/03	\$145,745	1380	0	7	1982	3	9000	N	N	135 5TH AV SE
019	630610	0020	9/4/03	\$217,500	1400	390	7	1993	3	8005	N	N	768 OAKHURST DR
019	798260	0045	5/26/04	\$172,000	1400	0	7	1960	4	9168	N	N	304 1ST AV E
019	935950	0010	4/30/04	\$196,000	1410	0	7	1990	3	8110	N	N	301 WHITE RIVER DR
019	926540	0240	10/10/03	\$195,000	1410	0	7	1990	3	8031	N	N	621 CHICAGO BL
019	926540	0280	10/16/03	\$194,000	1410	0	7	1990	3	8325	N	N	616 GLACIER AV S
019	335590	0745	9/27/04	\$205,000	1450	0	7	2004	3	5600	N	N	118 HOMER AV SE
019	335590	0745	1/12/04	\$185,000	1450	0	7	2004	3	5600	N	N	118 HOMER AV SE
019	335340	1820	10/22/03	\$191,700	1450	0	7	2004	3	11949	N	N	406 4TH AV SW
019	335340	1819	10/9/03	\$189,000	1450	0	7	2004	3	13037	N	N	402 4TH AV SW
019	926541	0010	5/5/04	\$205,485	1470	0	7	1990	3	8350	N	N	624 CHINOOK AV S
019	926540	0130	8/12/03	\$197,500	1470	0	7	1989	3	8048	N	N	619 YAKIMA AV S
019	335340	1610	11/6/03	\$194,435	1470	0	7	1990	3	11252	N	N	421 TACOMA BL
019	926540	0220	5/7/03	\$179,950	1480	0	7	1989	3	8189	N	N	625 CHICAGO BL
019	200595	0070	1/7/04	\$197,500	1510	0	7	2004	3	8733	N	N	303 DEREK'S PL
019	335440	0423	5/26/04	\$230,000	1530	0	7	1991	3	24360	N	N	515 3RD AV SE
019	926541	0180	11/17/03	\$198,500	1530	0	7	1990	3	8184	N	N	644 SPOKANE AV S
019	935950	0630	5/21/04	\$173,000	1530	0	7	1990	3	11029	N	N	368 WHITE RIVER DR
019	935950	0730	2/20/03	\$192,950	1540	0	7	1990	3	8050	N	N	338 WHITE RIVER DR
019	666880	0040	9/27/04	\$210,000	1550	0	7	1989	3	8161	N	N	106 ALDER LN
019	335540	0450	2/17/04	\$202,450	1550	0	7	1991	3	15015	N	N	538 VALENTINE AV
019	734030	0030	10/18/03	\$204,900	1570	0	7	1988	3	8002	N	N	210 PACIFIC AV S
019	926541	0120	2/9/04	\$197,700	1570	0	7	1990	3	8232	N	N	623 CHINOOK AV S
019	926540	0180	1/24/03	\$185,000	1570	0	7	1989	3	8052	N	N	620 CHICAGO BL
019	935950	0840	2/11/04	\$212,000	1580	0	7	1990	3	15600	N	N	615 BUTTE AV
019	200595	0080	9/3/03	\$195,450	1580	0	7	2003	3	8001	N	N	301 DEREK'S PL
019	335540	0043	5/11/04	\$203,000	1580	0	7	1992	3	9379	N	N	444 PACIFIC PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
019	935950	0160	12/19/03	\$192,500	1580	0	7	1990	3	8925	N	N	329 WHITE RIVER DR
019	200595	0030	4/2/03	\$170,000	1580	0	7	2003	3	8030	N	N	311 DEREK'S PL
019	335540	0452	4/29/04	\$218,000	1590	0	7	1991	3	15018	N	N	539 MILWAUKEE BL S
019	335590	0740	8/21/03	\$190,000	1590	0	7	2003	3	5600	N	N	120 HOMER AV SE
019	200595	0050	5/20/03	\$190,000	1630	0	7	2003	3	8018	N	N	307 DEREK'S PL
019	926541	0150	7/2/03	\$196,000	1630	0	7	1990	3	8006	N	N	638 SPOKANE AV S
019	630610	0150	8/25/04	\$222,000	1670	0	7	1993	3	8416	N	N	755 OAKHURST DR
019	335340	0061	2/23/04	\$206,450	1680	0	7	2004	3	13053	N	N	124 5TH AV SW
019	630610	0070	7/21/04	\$219,000	1690	0	7	1994	3	11239	N	N	758 OAKHURST DR
019	335340	0820	9/15/04	\$200,000	1690	0	7	1960	3	16786	N	N	124 2ND AV SW
019	756960	0051	7/12/04	\$219,950	1710	0	7	2004	3	8000	N	N	235 SPENCER CT
019	935950	0170	9/9/04	\$225,000	1780	0	7	1989	3	10807	N	N	331 WHITE RIVER DR
019	335590	0755	2/14/03	\$169,000	1790	0	7	1944	4	11200	N	N	118 HOMER AV
019	756960	0050	6/23/04	\$235,000	1790	0	7	2004	3	8000	N	N	247 SPENCER CT
019	756960	0040	3/12/04	\$222,950	1790	0	7	2004	3	8000	N	N	240 SPENCER CT
019	756960	0052	6/28/04	\$234,500	1800	0	7	2004	3	8489	N	N	241 SPENCER CT
019	756960	0060	3/23/04	\$224,950	1800	0	7	2004	3	8025	N	N	253 SPENCER CT
019	359960	0172	6/24/04	\$195,000	1820	0	7	1958	4	28816	N	N	428 BUTTE AV
019	260890	0026	8/13/04	\$234,950	1860	0	7	1991	3	10800	N	N	105 CEDAR LN
019	335340	0286	3/19/04	\$224,000	1900	0	7	2004	3	10825	N	N	134 4TH AV SW
019	242470	0050	6/30/03	\$220,370	1980	0	7	1992	3	8247	N	N	438 HAWTHORNE AV S
019	359960	0147	11/24/03	\$220,000	1980	0	7	1974	4	22128	N	N	318 BUTTE AV
019	679350	0070	5/14/03	\$201,500	1980	0	7	1992	3	8168	N	N	143 ASPEN LN N
019	756960	0020	3/26/04	\$240,950	1990	0	7	2004	3	8232	N	N	252 SPENCER CT
019	756960	0030	3/23/04	\$224,950	1990	0	7	2004	3	8041	N	N	246 SPENCER CT
019	335590	0670	4/24/03	\$209,950	2010	0	7	1977	3	11200	N	N	127 WAYNE AV
019	756960	0080	10/1/03	\$228,000	2060	0	7	2003	3	8000	N	N	259 SPENCER CT
019	335340	0925	7/30/03	\$265,000	2070	0	7	1993	3	37220	N	N	101 GLACIER AV S
019	335340	1950	9/2/03	\$255,000	2120	0	7	2003	3	13221	N	N	420 TACOMA BL S
019	379510	0030	2/18/03	\$217,000	2120	0	7	2002	3	8065	N	N	120 COUNTY LINE RD E
019	379510	0060	1/15/03	\$210,950	2120	0	7	2002	3	7986	N	N	554 VALENTINE AV SE

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
019	335340	1951	7/2/03	\$225,000	2120	0	7	2003	3	12975	N	N	426 TACOMA BL S
019	379510	0070	3/30/04	\$240,000	2230	0	7	2002	3	8615	N	N	128 COUNTY LINE RD E
019	335340	0670	5/19/04	\$214,500	2240	0	7	1956	4	10500	N	N	111 2ND AV SW
019	335340	0287	3/29/04	\$232,000	2260	0	7	2004	3	16884	N	N	132 4TH AV SW
019	200595	0010	7/11/03	\$236,000	2470	0	7	2003	3	9010	N	N	306 DEREK'S PL
019	200595	0040	6/25/03	\$234,950	2470	0	7	2003	3	9018	N	N	309 DEREK'S PL
019	379510	0090	2/10/03	\$247,150	2850	0	7	2002	3	7986	N	N	556 VALENTINE AV SE
019	379510	0080	2/20/03	\$245,000	2860	0	7	2002	3	7995	N	N	558 VALENTINE AV SE
019	379510	0020	2/18/03	\$252,000	2880	0	7	2002	3	8474	N	N	655 MILWAUKEE BL S
019	335340	1630	8/2/04	\$269,950	2020	0	8	2004	3	17624	N	N	410 4TH AV SW
019	335340	0415	7/16/04	\$236,000	2140	0	8	1978	3	10500	N	N	111 3RD AV SW

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	010050	0100	3/4/04	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	010050	0160	3/29/04	\$73,852	DORRatio
015	010050	0160	3/12/04	\$147,705	NON-REPRESENTATIVE SALE E# 2018708&2071844
015	144510	0160	3/8/04	\$275,000	RELOCATION - SALE BY SERVICE
015	144510	0160	1/2/04	\$275,000	RELOCATION - SALE TO SERVICE
015	152104	9011	6/26/03	\$265,000	ImpCount
015	152104	9061	5/22/04	\$3,500	DORRatio
015	152104	9064	10/2/03	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	152104	9085	9/3/04	\$183,500	BANKRUPTCY - RECEIVER OR TRUSTEE
015	152104	9155	1/7/03	\$6,500	GOVERNMENT AGENCY DORRatio
015	219060	1048	11/17/03	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
015	226800	0020	8/11/03	\$179,000	UnFinArea
015	226800	0190	3/6/03	\$98,000	EXEMPT FROM EXCISE TAX
015	226800	0360	12/30/03	\$147,309	EXEMPT FROM EXCISE TAX
015	234550	0140	3/16/04	\$183,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	234550	0270	8/4/03	\$56,022	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
015	234570	0250	7/21/03	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	242200	0130	9/1/04	\$324,900	BANKRUPTCY - RECEIVER OR TRUSTEE
015	242260	0061	6/16/04	\$315,000	Diagnostic Outlier
015	272104	9024	2/19/03	\$44,667	PARTIAL INTEREST (103, 102, Etc.) Prevlmp<=10K
015	272104	9024	2/28/03	\$44,667	PARTIAL INTEREST (103, 102, Etc.);
015	272104	9024	2/19/03	\$44,667	PARTIAL INTEREST (103, 102, Etc.);
015	272104	9039	10/13/03	\$75,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
015	273000	0250	2/8/03	\$150,000	Diagnostic Outlier
015	273050	0130	8/3/04	\$164,000	QUIT CLAIM DEED
015	273080	0010	6/3/03	\$39,718	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
015	273080	0100	5/14/04	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	273080	0110	5/25/04	\$69,320	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
015	273080	0130	1/27/04	\$179,500	Diagnostic Outlier
015	273080	0130	7/30/03	\$92,000	QUESTIONABLE PER SALES IDENTIFICATION
015	282104	9001	8/17/04	\$125,078	QUIT CLAIM DEED DORRatio
015	282104	9104	11/3/03	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	282104	9141	3/15/04	\$357,500	ImpCount
015	282104	9141	9/14/04	\$125,000	ImpCount DORRatio
015	321165	0010	9/1/04	\$254,950	%Compl ActivePermitBeforeSale>25K
015	321165	0020	8/22/04	\$259,950	%Compl ActivePermitBeforeSale>25K
015	321165	0030	9/3/04	\$259,950	%Compl ActivePermitBeforeSale>25K
015	321165	0040	9/13/04	\$259,950	%Compl ActivePermitBeforeSale>25K
015	321165	0050	9/20/04	\$270,000	%Compl ActivePermitBeforeSale>25K
015	321165	0060	10/14/04	\$314,950	%Compl ActivePermitBeforeSale>25K
015	321165	0200	10/19/04	\$299,950	%Compl ActivePermitBeforeSale>25K
015	332104	9052	10/30/03	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	375060	7304	4/11/03	\$202,000	GOVERNMENT AGENCY
015	375060	7719	2/28/03	\$170,715	RELATED PARTY, FRIEND, OR NEIGHBOR
015	375160	2876	4/17/03	\$27,580	QUIT CLAIM DEED DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	386144	0380	10/27/03	\$175,000	Diagnostic Outlier
015	386150	0330	6/20/03	\$68,000	QUIT CLAIM DEED DORRatio
015	401440	0366	8/25/03	\$264,000	Diagnostic Outlier
015	401440	0385	7/8/03	\$47,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;
015	401440	0387	7/8/03	\$56,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;
015	403170	0040	7/17/03	\$252,500	Diagnostic Outlier
015	403170	0060	3/30/04	\$310,000	RELOCATION - SALE BY SERVICE
015	403170	0060	3/30/04	\$310,000	RELOCATION - SALE TO SERVICE
015	403170	0170	1/14/03	\$90,000	%Compl DORRatio
015	403170	0420	11/30/03	\$373,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	404570	0445	3/2/04	\$252,400	UnFinArea
015	404570	0547	2/19/03	\$112,500	BANKRUPTCY - RECEIVER OR TRUSTEE UnFinArea
015	404570	0596	3/14/03	\$61,850	PARTIAL INTEREST (103, 102, Etc.);
015	404570	0618	4/8/03	\$83,950	%Compl DORRatio
015	404570	0628	1/6/03	\$70,000	DORRatio
015	412980	0110	10/13/03	\$173,327	BANKRUPTCY - RECEIVER OR TRUSTEE;
015	432230	0050	10/8/03	\$120,000	NON-REPRESENTATIVE SALE
015	506640	0281	8/4/03	\$260,000	Obsol
015	506640	0562	7/9/03	\$105,148	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
015	512880	0020	10/1/04	\$237,580	BANKRUPTCY - RECEIVER OR TRUSTEE
015	512880	0200	11/15/03	\$165,000	QUIT CLAIM DEED
015	512880	0200	3/10/04	\$96,153	QUIT CLAIM DEED;
015	512880	0250	5/21/04	\$206,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	513100	0040	6/22/04	\$199,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	513100	0300	1/3/03	\$166,500	BANKRUPTCY - RECEIVER OR TRUSTEE
015	606460	0342	4/3/03	\$91,000	Diagnostic Outlier
015	614360	0165	5/3/04	\$59,000	DORRatio
015	614360	0581	9/26/03	\$475,000	PLOTTAGE
015	614360	0595	8/26/03	\$872,000	PLOTTAGE
015	614400	0080	10/7/03	\$140,000	Diagnostic Outlier
015	618140	0170	8/10/04	\$283,630	%Compl ActivePermitBeforeSale>25K
015	618140	0190	8/27/04	\$337,176	%Compl ActivePermitBeforeSale>25K
015	618140	0460	7/22/04	\$379,720	%Compl ActivePermitBeforeSale>25K
015	618140	0470	9/1/04	\$242,410	%Compl ActivePermitBeforeSale>25K
015	618140	0480	7/9/04	\$249,500	%Compl ActivePermitBeforeSale>25K
015	618140	0490	8/10/04	\$326,064	%Compl ActivePermitBeforeSale>25K
015	618140	0510	8/4/04	\$373,640	%Compl
015	618140	0520	8/16/04	\$269,522	%Compl ActivePermitBeforeSale>25K
015	618140	0530	7/28/04	\$317,080	%Compl ActivePermitBeforeSale>25K
015	618140	0540	8/3/04	\$316,660	%Compl ActivePermitBeforeSale>25K
015	618140	0580	7/21/04	\$356,730	%Compl ActivePermitBeforeSale>25K
015	618140	0600	8/17/04	\$321,911	%Compl ActivePermitBeforeSale>25K
015	618140	0650	9/7/04	\$327,916	%Compl ActivePermitBeforeSale>25K
015	669930	0080	6/6/03	\$287,950	BUILDER OR DEVELOPER SALES
015	926280	0061	1/27/03	\$450,000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	946220	0050	10/16/03	\$166,400	Diagnostic Outlier
015	946220	0105	2/11/04	\$575,000	Diagnostic Outlier
016	142104	9069	7/23/03	\$330,000	Diagnostic Outlier
016	186493	0190	7/8/04	\$64,828	QUIT CLAIM DEED;
016	281785	0210	8/27/03	\$42,486	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
016	281785	0355	4/25/03	\$176,192	EXEMPT FROM EXCISE TAX
016	335340	4530	6/16/03	\$70,000	%Compl DORRatio
016	342104	9049	7/24/03	\$200,000	DORRatio
016	342104	9080	4/24/03	\$85,000	DORRatio
016	352104	9045	2/26/04	\$257,000	ActivePermitBeforeSale>25K
016	375060	0558	7/25/04	\$168,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375060	0597	7/6/04	\$42,523	QUIT CLAIM DEED;
016	375060	1602	4/11/03	\$40,575	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
016	375060	2448	7/19/04	\$205,000	ImpCount UnFinArea
016	375060	2613	6/21/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375060	3095	12/10/03	\$250,000	NON-REPRESENTATIVE SALE
016	375060	4419	5/13/03	\$85,000	PARTIAL INTEREST (103, 102, Etc.); STATEMENT TO DOR
016	375060	5639	3/20/04	\$50,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
016	375060	5972	4/2/03	\$530,000	Diagnostic Outlier
016	375060	6155	1/7/04	\$107,000	Diagnostic Outlier
016	375060	6723	9/9/03	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	0179	3/12/03	\$145,000	Diagnostic Outlier
016	375160	0407	9/18/03	\$55,000	%Compl DORRatio ActivePermitBeforeSale>25K
016	375160	0950	10/23/03	\$75,000	%Compl DORRatio
016	375160	0950	10/27/03	\$55,000	%Compl DORRatio
016	375160	2201	5/28/03	\$114,200	FORCED SALE
016	375160	2273	9/2/04	\$111,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	2585	9/18/03	\$25,623	QUIT CLAIM DEED
016	375160	2645	12/2/03	\$284,900	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	3541	2/4/04	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	4665	6/4/03	\$65,500	DORRatio
016	375160	4665	2/19/03	\$65,000	RELOCATION - SALE TO SERVICE DORRatio
016	375160	4950	9/17/03	\$10,000	DORRatio
016	375160	4969	2/23/04	\$375,950	Diagnostic Outlier
016	375160	6623	6/26/03	\$403,390	FORCED SALE
016	375160	6623	9/8/03	\$372,636	FORCED SALE
016	375160	6651	8/23/04	\$57,294	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
016	541210	0720	3/3/03	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	541225	0090	10/26/04	\$350,000	%Compl ActivePermitBeforeSale>25K
017	155560	0090	10/29/04	\$271,950	%Compl ActivePermitBeforeSale>25K
017	335640	0890	7/1/03	\$77,633	PARTIAL INTEREST (103, 102, Etc.) DORRatio
017	335640	1275	5/10/04	\$150,000	Diagnostic Outlier
017	335640	2210	12/2/03	\$162,000	Diagnostic Outlier
017	335640	2210	3/3/03	\$105,700	QUIT CLAIM DEED
017	335640	2605	5/11/04	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	335640	2709	3/26/03	\$164,995	Diagnostic Outlier
017	335640	3130	9/5/03	\$45,000	DORRatio
017	335640	3145	5/20/03	\$184,500	Diagnostic Outlier
017	335640	3540	9/23/04	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	335640	3577	4/29/04	\$115,000	Diagnostic Outlier
017	335640	4202	4/21/04	\$58,196	DORRatio
017	335640	4460	6/23/04	\$150,000	PrevImp<=10K
017	335640	4460	4/14/04	\$71,500	PrevImp<=10K
017	335640	4461	7/3/03	\$45,000	DORRatio
017	335640	5160	11/12/03	\$108,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
017	335640	5340	3/27/03	\$134,000	Diagnostic Outlier
017	335640	6180	6/9/04	\$150,000	Diagnostic Outlier
017	335640	6875	3/1/04	\$90,000	Diagnostic Outlier
017	335640	7291	9/11/03	\$123,088	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	335640	7291	11/21/03	\$154,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
017	335640	7360	7/14/03	\$125,000	Diagnostic Outlier
017	335640	7400	7/23/04	\$121,800	Diagnostic Outlier
017	885600	0545	2/12/03	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	885600	1125	6/3/04	\$170,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	885600	4846	1/29/03	\$41,000	DORRatio
017	954300	0690	11/21/03	\$219,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
017	954300	0693	9/17/03	\$38,000	QUIT CLAIM DEED DORRatio
017	954300	0886	8/12/04	\$77,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
017	954300	0995	3/15/04	\$146,100	Diagnostic Outlier
017	954300	0997	10/29/04	\$121,800	Diagnostic Outlier
018	111630	0090	4/14/03	\$179,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	322104	9114	2/10/03	\$225,000	Diagnostic Outlier
018	322104	9114	10/5/04	\$70,000	DORRatio
018	327530	0170	6/25/03	\$121,250	BANKRUPTCY - RECEIVER OR TRUSTEE
018	327530	0180	1/15/04	\$51,202	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
018	332104	9041	1/16/04	\$179,990	BANKRUPTCY - RECEIVER OR TRUSTEE
018	540980	0020	8/5/04	\$357,950	%Compl
018	540980	0030	10/15/04	\$351,950	%Compl
018	540980	0110	11/9/04	\$361,950	%Compl ActivePermitBeforeSale>25K
018	540980	0110	11/3/04	\$353,950	%Compl ActivePermitBeforeSale>25K
018	540980	0210	6/1/04	\$347,000	Diagnostic Outlier
018	721265	0890	1/26/04	\$205,230	Diagnostic Outlier
018	721265	1290	4/15/04	\$259,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
018	721268	0070	11/24/03	\$242,500	RELOCATION - SALE BY SERVICE
018	721268	0070	11/24/03	\$242,500	RELOCATION - SALE TO SERVICE
018	721268	0160	3/24/04	\$50,000	QUIT CLAIM DEED DORRatio
018	721268	0180	1/14/04	\$229,000	RELOCATION - SALE BY SERVICE
018	721268	0410	1/29/03	\$235,000	RELOCATION - SALE BY SERVICE
018	721268	0410	1/29/03	\$235,000	RELOCATION - SALE TO SERVICE
018	802960	0030	8/19/04	\$444,952	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	802960	0040	6/24/04	\$373,779	ActivePermitBeforeSale>25K
018	802960	0100	10/25/04	\$367,920	%Compl ActivePermitBeforeSale>25K
018	802960	0120	7/14/04	\$359,573	%Compl ActivePermitBeforeSale>25K
018	802960	0140	10/6/04	\$440,012	%Compl ActivePermitBeforeSale>25K
018	802960	0240	7/27/04	\$386,205	%Compl ActivePermitBeforeSale>25K
018	802960	0310	9/28/04	\$376,837	%Compl ActivePermitBeforeSale>25K
019	335340	0026	7/23/04	\$199,950	RELOCATION - SALE BY SERVICE
019	335340	0026	4/26/04	\$199,950	RELOCATION - SALE TO SERVICE
019	335340	0285	8/11/03	\$109,000	SEGREGATION AND/OR MERGERLand Only (BLA)
019	335340	0679	10/29/04	\$265,000	%Compl ActivePermitBeforeSale>25K
019	335340	0681	9/1/04	\$275,000	%Compl ActivePermitBeforeSale>25K
019	335340	1085	9/15/04	\$121,250	Diagnostic Outlier
019	335340	1345	10/28/04	\$219,950	%Compl ActivePermitBeforeSale>25K
019	335340	1565	2/3/03	\$199,950	ImpCount
019	335340	1585	9/29/03	\$160,000	NON-REPRESENTATIVE SALE
019	335340	1821	10/20/04	\$151,350	ActivePermitBeforeSale>25K
019	335340	2310	5/26/04	\$121,250	BANKRUPTCY - RECEIVER OR TRUSTEE
019	335340	2370	4/2/03	\$85,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
019	335340	2515	9/23/04	\$250,000	%Compl ActivePermitBeforeSale>25K
019	335340	2515	8/21/04	\$249,000	%Compl ActivePermitBeforeSale>25K
019	335340	2515	7/15/03	\$40,000	%Compl DORRatio
019	335440	0060	7/14/03	\$126,000	BANKRUPTCY - RECEIVER OR TRUSTEE
019	335440	0502	7/1/04	\$198,663	Diagnostic Outlier
019	335540	0102	5/29/03	\$50,000	DORRatio
019	335540	0340	4/29/04	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
019	335540	0381	9/4/03	\$200,000	Diagnostic Outlier
019	335540	0442	7/30/04	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
019	335590	0230	8/26/03	\$158,000	Diagnostic Outlier
019	335590	0745	1/29/03	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
019	352104	9029	7/14/04	\$125,000	Diagnostic Outlier
019	359960	0005	10/20/03	\$189,500	MULTI-PARCEL SALE
019	359960	0071	2/20/04	\$217,000	Diagnostic Outlier
019	359960	0279	6/10/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
019	359960	0282	8/20/04	\$196,122	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
019	362104	9100	7/3/03	\$40,000	DORRatio
019	424950	0050	8/18/04	\$225,800	UnFinArea
019	660023	0090	8/20/04	\$187,366	EXEMPT FROM EXCISE TAX
019	734031	0090	4/7/03	\$183,720	EXEMPT FROM EXCISE TAX
019	885600	3535	9/24/03	\$163,000	Diagnostic Outlier
019	885600	3825	9/24/04	\$250,000	%Compl ActivePermitBeforeSale>25K

Vacant Sales Used in this Annual Update Analysis
Area 55

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
15	152104	9214	06/24/2004	155000	413820	N	N
15	273050	0090	11/11/2003	105000	19129	Y	Y
15	332104	9108	11/24/2003	119900	147668	N	N
15	375060	0012	10/09/2003	250000	251777	N	N
15	375060	0982	06/19/2003	20000	6500	N	Y
15	375060	0987	01/13/2004	75000	14580	Y	Y
15	375060	7809	10/11/2003	30000	14400	N	N
15	375160	1856	08/18/2003	47500	28057	N	N
15	375160	2865	06/25/2004	75000	17290	N	N
15	403110	0220	04/22/2004	15000	9632	N	N
15	403170	0120	05/20/2004	75000	9750	N	N
15	403170	0160	01/09/2004	59000	10387	Y	N
15	403170	0290	01/09/2003	95000	15060	Y	Y
15	404570	0335	10/01/2003	21000	6800	N	Y
15	404570	0508	06/16/2004	69500	49658	N	N
15	404570	0508	08/27/2004	145000	49658	N	N
15	606460	0182	09/13/2004	350000	236530	N	N
15	606460	0261	03/16/2004	215000	94960	N	N
15	606460	0261	09/13/2004	240000	94960	N	N
15	614360	0597	04/21/2003	480000	261360	N	N
15	726120	0135	10/07/2004	105000	43560	N	N
15	926280	0208	06/11/2003	75000	68377	N	N
15	926280	0280	06/11/2004	210000	194713	N	N
15	926280	0378	08/27/2004	45000	11175	N	N
16	342104	9014	05/07/2004	625000	324735	N	N
16	342104	9056	04/24/2003	85000	10067	N	N
16	342104	9079	04/24/2003	85000	8452	N	N
16	342104	9081	04/24/2003	85000	9208	N	N
16	352104	9043	04/22/2003	143000	79755	N	N
16	375060	0591	04/01/2004	65000	24000	N	N
16	375060	2067	06/16/2003	5000	4800	N	N
16	375060	2067	08/18/2003	5000	4800	N	N
16	375060	4335	07/16/2003	2000	4800	N	N
16	375060	4359	08/04/2003	52500	13200	N	N
16	375060	4359	07/26/2004	110000	13200	N	N
16	375060	4549	05/08/2003	22000	19320	N	N
16	375060	6207	05/24/2004	1500	4800	N	N
16	375060	6385	11/01/2004	130000	94960	N	N
16	375060	6414	04/16/2004	68000	19200	N	N
16	375060	6555	06/04/2003	35000	28749	N	N
16	375060	6558	07/10/2003	3500	4865	N	N
16	375060	6906	10/11/2004	15000	4800	N	N
16	375160	0133	01/21/2004	54950	17420	N	N
16	375160	0289	03/24/2004	18000	37911	N	N
16	375160	0291	06/29/2004	21000	37956	N	N
16	375160	0292	11/04/2004	40000	157251	Y	N

Vacant Sales Used in this Annual Update Analysis
Area 55

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
16	375160	0341	07/16/2004	14000	4800	N	N
16	375160	0367	07/12/2004	20000	4800	N	N
16	375160	0369	05/11/2004	5000	4800	N	N
16	375160	0375	06/30/2004	15000	4800	N	N
16	375160	0781	05/11/2004	3840	4800	N	N
16	375160	2039	07/09/2004	35000	11600	N	N
16	375160	2041	07/06/2004	12000	6750	N	N
16	375160	3008	01/09/2003	8000	9600	N	N
16	375160	4207	03/17/2004	85000	57600	N	N
16	375160	4207	03/17/2004	29000	57600	N	N
16	375160	4391	09/10/2004	136000	4800	N	N
16	375160	4669	02/19/2003	39000	4800	N	N
16	375160	4844	12/31/2003	30000	9600	N	N
16	375160	4845	01/02/2004	50000	24000	N	N
16	375160	5983	07/27/2004	9000	9600	N	N
16	375160	6815	07/15/2004	22500	64645	N	N
17	885600	0650	06/28/2004	80000	15600	N	N
19	335340	0090	08/03/2004	120000	13920	N	N
19	335340	0679	02/18/2004	65000	8037	N	N
19	335340	0681	02/18/2004	65000	10295	N	N
19	335340	0830	08/09/2004	70000	43243	N	N
19	335340	1165	07/22/2003	5000	8033	N	N
19	335340	1630	01/29/2004	75000	17624	N	N
19	335540	0320	09/29/2003	85000	61419	N	N
19	359960	0281	07/20/2004	69998	10448	N	N
19	885600	3175	09/30/2004	176000	263973	N	N
19	885600	3825	03/23/2004	75000	8000	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 55

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
15	614360	0225	10/03	435000	MULTI-PARCEL SALE;
16	335340	4492	08/04	40000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
16	375060	2070	02/03	11500	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
19	335590	0065	08/04	21667	PLOTTAGE
19	335590	0065	08/04	21667	PLOTTAGE
19	335590	0065	08/04	21666	PLOTTAGE



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Department of Assessments
King County Administration Bldg.
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr